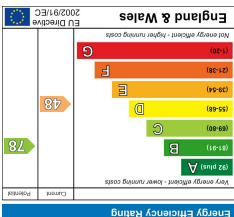
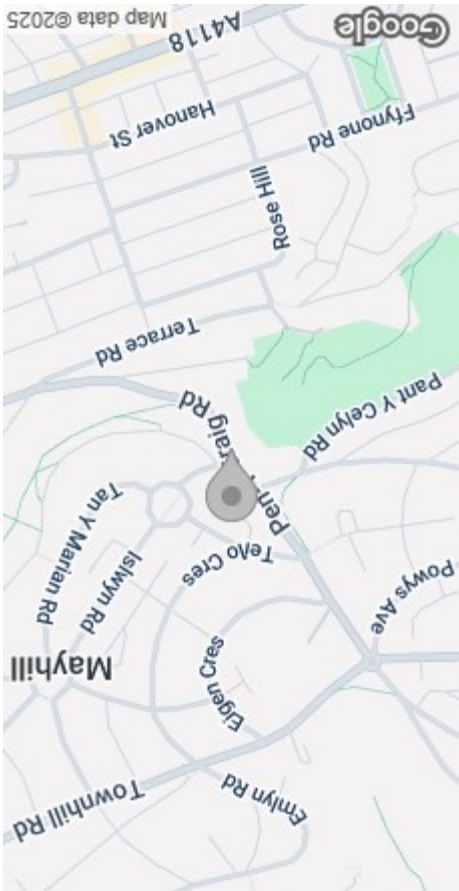


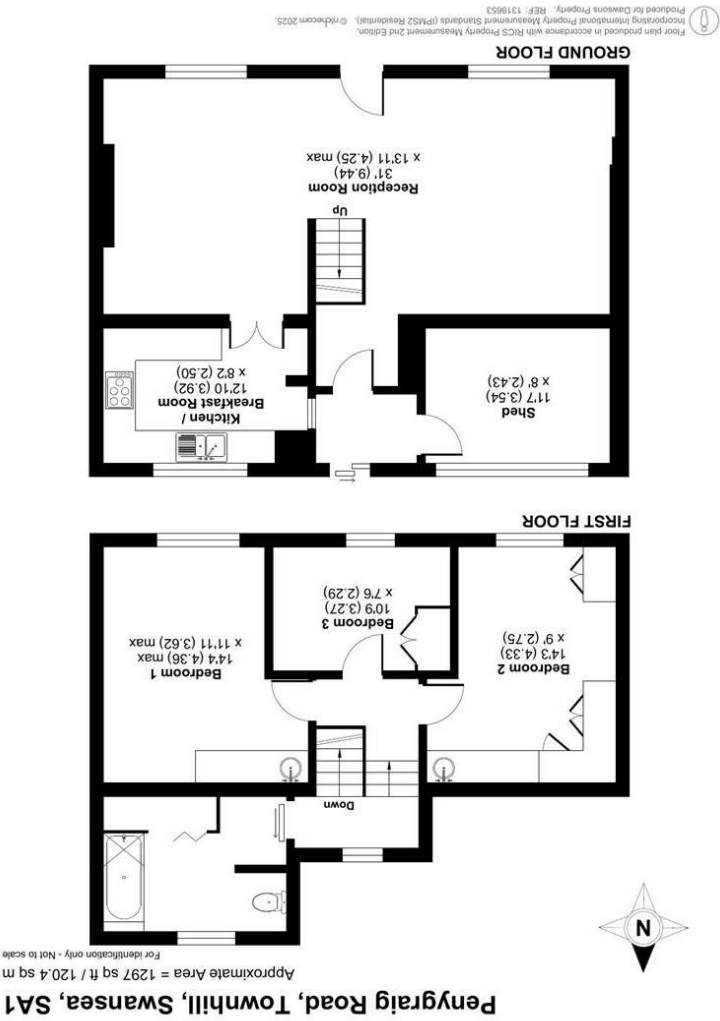
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

AUCTION REGISTRATION IS NOW OPEN
THE BIDDING WILL OPEN ON THE 20TH OF AUGUST 2025 AT 12PM AND WILL CLOSE ON THE 20TH OF AUGUST AT 1PM
CASH BUYERS ONLY. Dawsons are pleased to present to auction this spacious detached three-bedroom property located in the elevated area of Townhill, Swansea, boasting outstanding views over Swansea Bay.

Set on a generous plot, the home features extensive front and rear gardens and benefits from off-road parking—a rare find in this location. While the property requires complete renovation and modernisation, it offers exceptional potential for investors or those seeking a rewarding refurbishment project.

Conveniently situated close to local amenities, schools, and public transport links, this property provides an excellent opportunity to add value—either as a profitable investment or a beautifully restored family home.

Early viewing is strongly recommended to appreciate the potential this property has to offer.

FULL DESCRIPTION

Ground floor

Reception Room
30'11" x 13'11" (max) (9.44m x 4.25m (max))

Kitchen/Breakfast Room
12'10" x 8'2" (3.92m x 2.50m)

First Floor

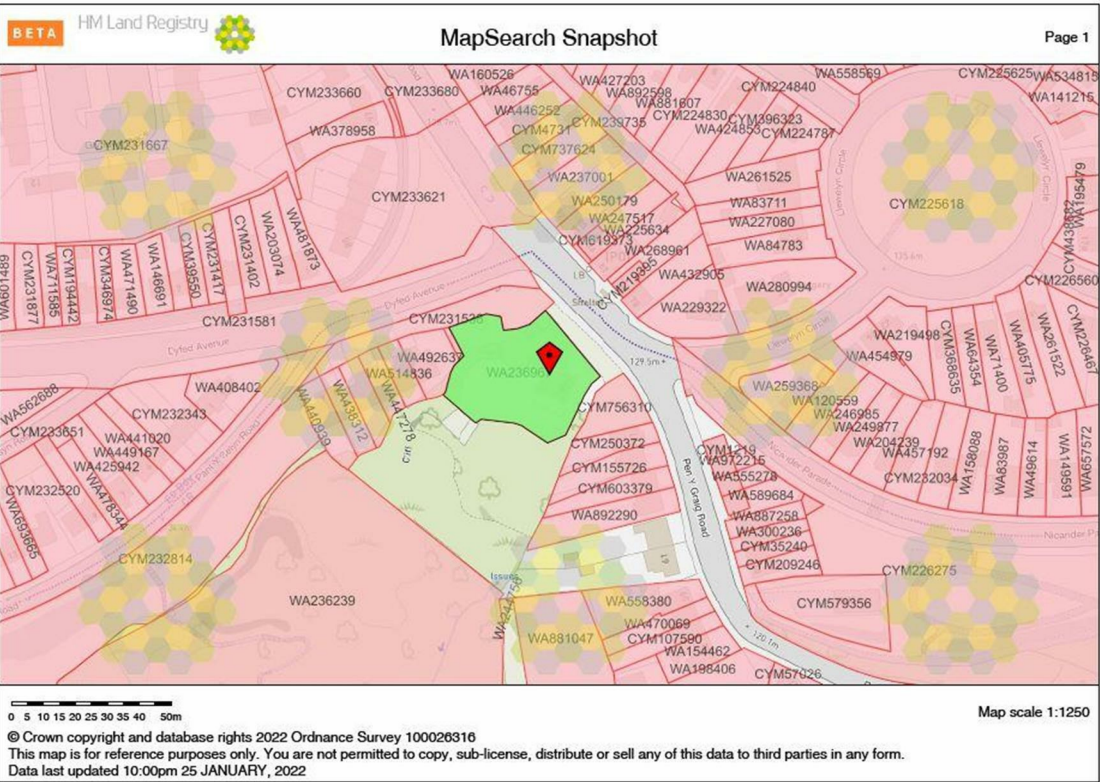
Bedroom 1
14'3" (max) x 11'10" (max) (4.36m (max) x 3.62m (max))

Bedroom 2
14'2" x 9'0" (4.33m x 2.75m)

Bedroom 3
10'8" x 7'6" (3.27m x 2.29m)

Bathroom

External



Large Garden

Shed
11'7" x 7'11" (3.54m x 2.43m)

Off Road Parking

Tenure - Freehold

Council Tax Band - E

EPC - E

N.B

You are advised to refer to Ofcom checker for mobile signal and coverage.

Key Auction Guidelines for Bidders

1. Do Your Research: Investigate the property thoroughly, including reviewing the legal pack (available from Dawsons Auction House). Check the condition, title, and any restrictions.

2. Get Legal Advice: Consult a solicitor before bidding to clarify any legal or procedural concerns.

3. Understand Your Commitments: If you win, you must exchange contracts immediately, pay a 10% deposit, and a £3,000 buyer's premium (incl. VAT) on the day.

4. Be Financially Ready: Completion is due within 28 days (unless stated otherwise), so ensure your finances are in place before bidding.

5. Fees Apply Regardless: The £3,000 buyer's premium applies even if a pre auction offer is agreed.

Being well-prepared is key to a smooth auction experience.

