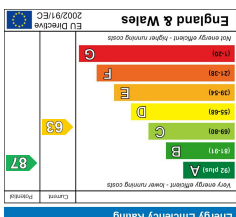
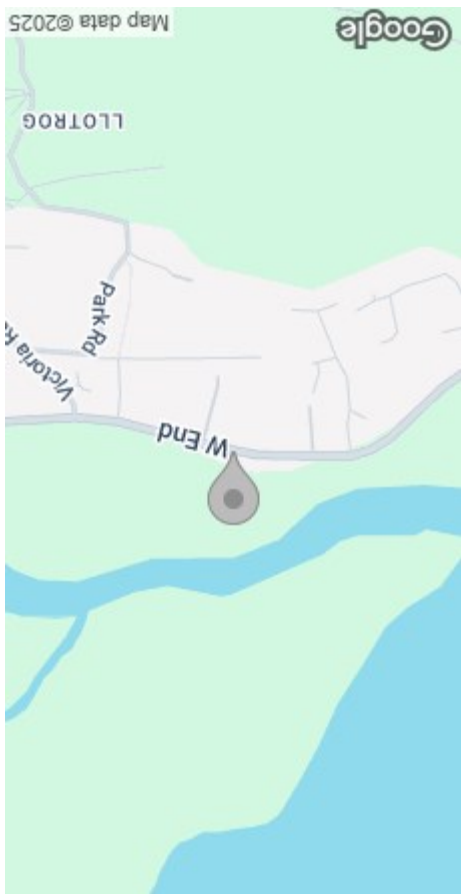


or warranty in respect of the property.

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

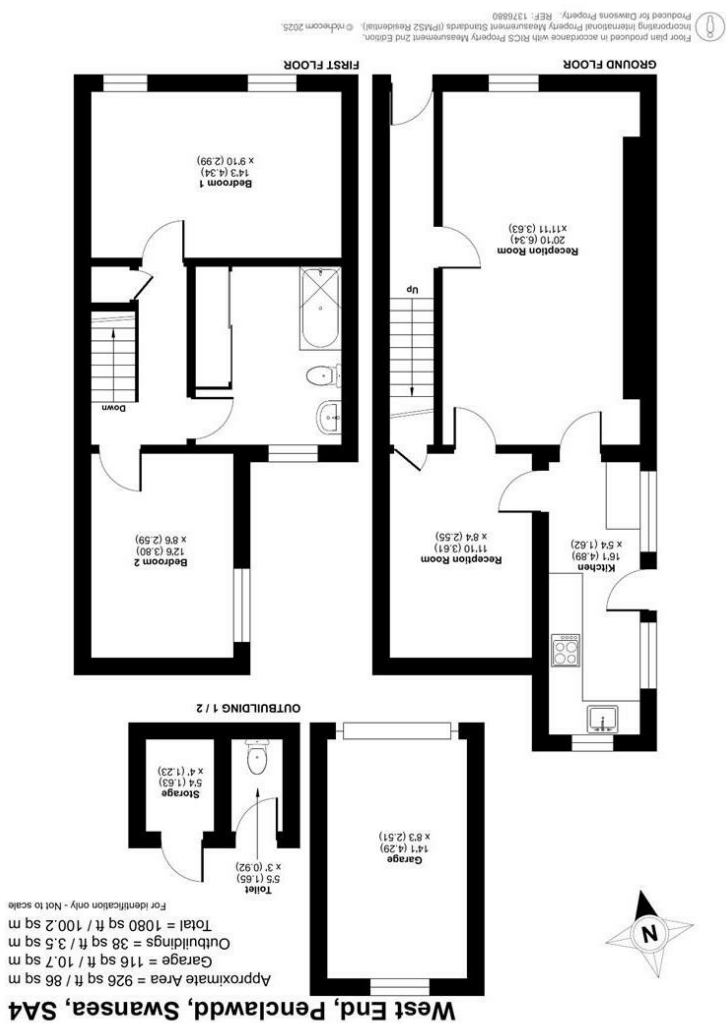


## EPC



## AREA MAP

## FLOOR PLAN



## Awelfa West End

Penclawdd, Swansea, SA4 3YX

**Auction Guide £150,000**





GENERAL INFORMATION

AUCTION REGISTRATION IS NOW OPEN  
THE BIDDING WILL OPEN ON THE 16TH OF DECEMBER 2025 AT 3PM AND WILL CLOSE ON THE 16TH OF DECEMBER AT 4PM.  
A two-bedroom end-terrace property located opposite the estuary, offering excellent potential for renovation, ideal for investors or those looking to create their perfect home. The property benefits from a spacious rear garden, off-road parking, and a garage. With its desirable location and scope for improvement, this property presents a fantastic opportunity to add value.

FULL DESCRIPTION

Ground Floor

**Reception Room**  
20'9" x 11'10" (6.34m x 3.63m )  
**Reception Room**  
11'10" x 8'4" (3.61m x 2.55m )

Kitchen

First Floor

**Bedroom 1**  
14'2" x 9'9" (4.34m x 2.99m )  
**Bedroom 2**  
12'5" x 8'5" (3.80m x 2.59m )

External

Outbuilding 1/2

**Garage**  
14'0" x 8'2" (4.29m x 2.51m )



**Toilet**  
5'4" x 3'0" (1.65m x 0.92m )

**Large Graden to the Rear**

**Off Road Parking**

**Storage**  
5'4" x 4'0" (1.63m x 1.23m )

**EPC - D**

**Council Tax Band - C**

**Tenure - Freehold**

**N.B**  
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.

Key Auction Guidelines For Buyers

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.

