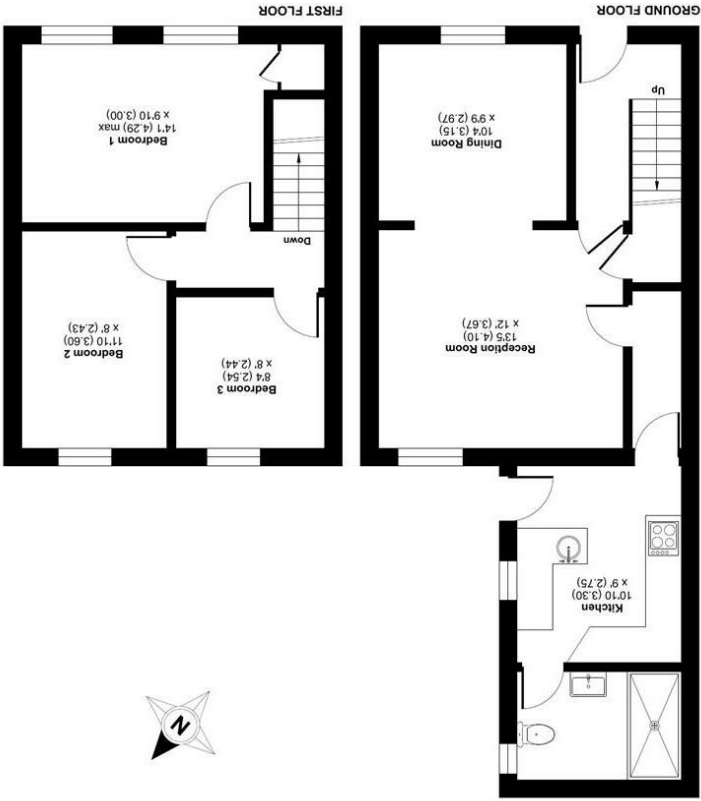


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Produced for Dawson's Property, REF: 1381925. © Dawson 2025.

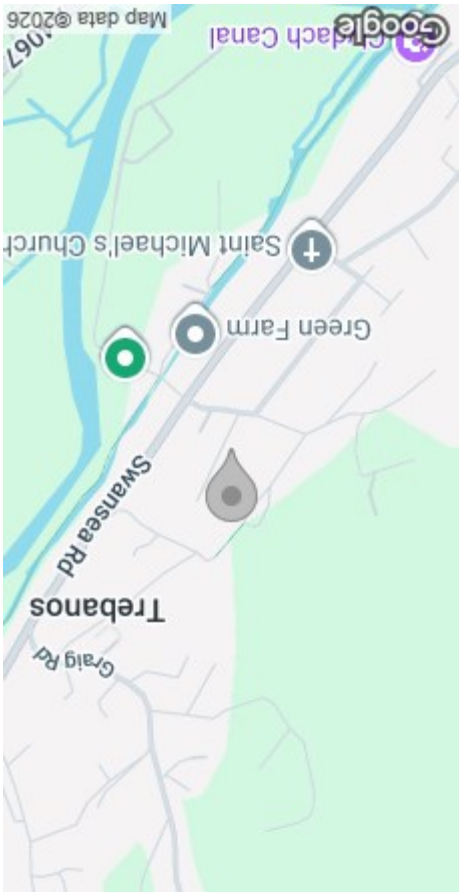


Morgan Street, Trebanos, Pontardawe, Swansea, SA8

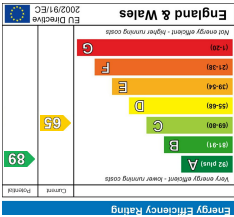
Approximate Area = 906 sq ft / 84.1 sq m

For identification only - Not to scale

FLOOR PLAN



AREA MAP



EPC



GENERAL INFORMATION

A three-bedroom property situated in the popular Trebanos, offering excellent potential for renovation and modernisation. The home benefits from a generously sized rear garden and provides an ideal opportunity for investors or buyers looking to add value. With its scope for improvement, this property is perfect for those seeking a rewarding project. Early viewing is highly recommended.

FULL DESCRIPTION

Ground Floor

Dining Room
10'4" x 9'8" (3.15m x 2.97m)

Reception Room
13'5" x 12'0" (4.10m x 3.67m)

Kitchen
10'9" x 9'0" (3.30m x 2.75m)

First Floor

Bedroom 1
14'0" (max) x 9'10" (4.29m (max) x 3.00m)

Bedroom 2
11'9" x 7'11" (3.60m x 2.43m)

Bedroom 3
8'3" x 8'0" (2.54m x 2.44m)



External

Garden to Rear

Front Garden

Steps to Door

Tenure - Freehold

Council Tax Band - B

EPC - D

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.

