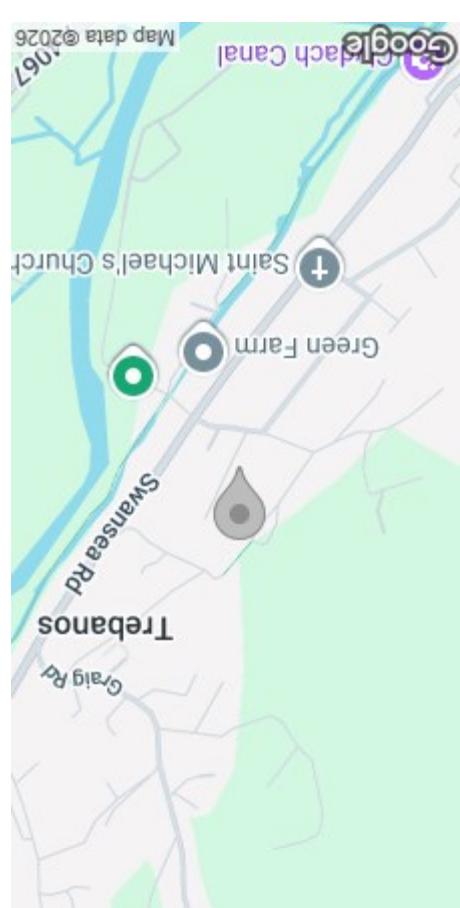
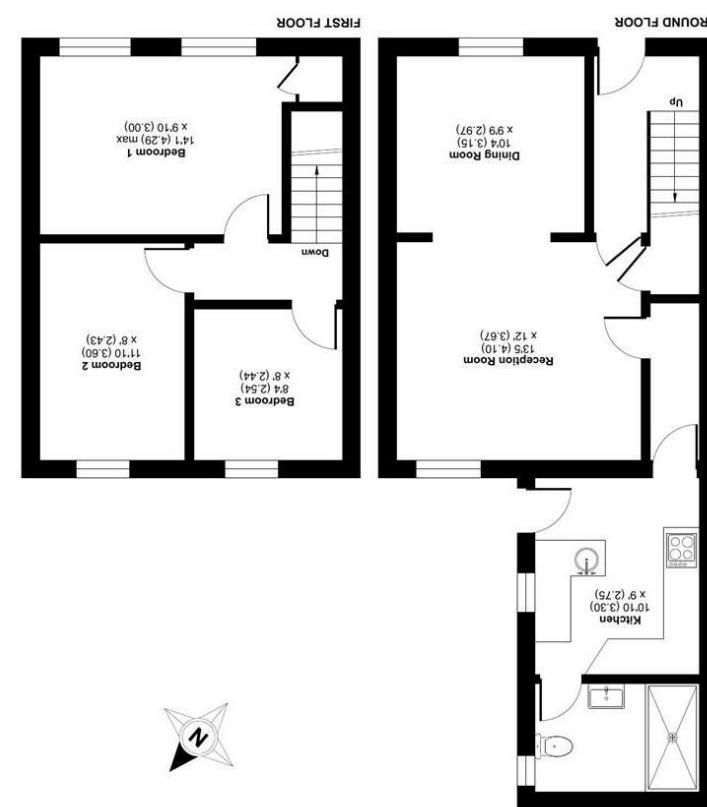


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP



Morgan Street, Pontardawe, Swansea, SA8

FLOOR PLAN



6 Morgan Street  
Pontardawe, Swansea, SA8 4DW  
Auction Guide £75,000



## 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.

