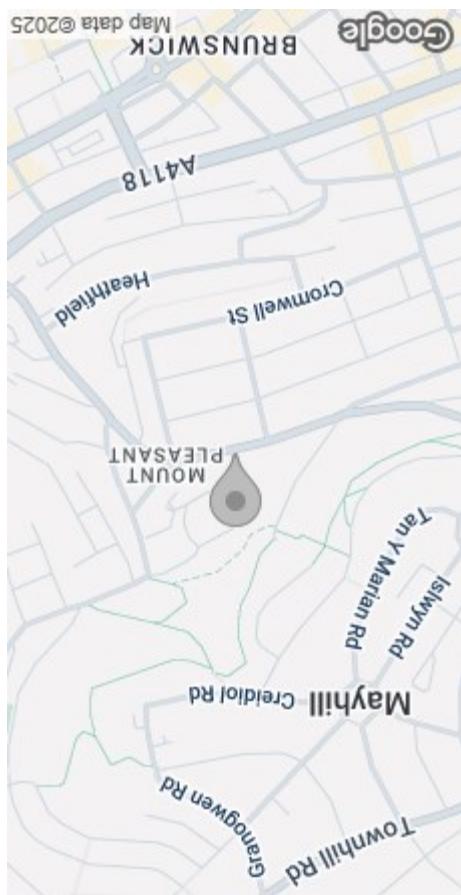


These particular, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intermediary purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise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

EPC



AREA MAP



FLLOOR PLAN



# 8 Harries Street , Swansea, SA1 6HR



## GENERAL INFORMATION

AUCTION REGISTRATION IS NOW OPEN  
THE BIDDING WILL OPEN ON THE 21ST  
OF MAY 2025 AT 10AM AND WILL CLOSE  
ON THE 21ST OF MAY 2025 AT 11AM.  
A two-bedroom mid-terrace home located in  
Harries Street, Swansea, ideal for investors or  
those looking for a renovation project. The  
property is in need of works throughout,  
offering great potential to add value.  
Internally, the property offers two bedrooms,  
a dining and living area, kitchen, and  
bathroom, with scope to reconfigure or  
upgrade to suit personal or investment needs.  
Located close to local amenities, transport  
links, and within easy reach of Swansea city  
centre, this property represents a solid  
investment in a sought-after area.

Viewing this property is highly recommended.



## FULL DESCRIPTION

### Ground Floor

#### Reception Room

12'6" x 10'0" (3.83m x 3.05m)



#### Dining Room

15'8" x 11'4" (4.78m x 3.46m)



#### Kitchen

11'10" x 8'3" (3.62m x 2.54m)



### First Floor

#### Bedroom 1

15'6" x 10'7" (4.74m x 3.24m)



#### Bedroom 2

12'9" x 8'3" (3.89m x 2.54m)



### External

#### Tiered Garden to Rear



### Tenure - Freehold

### Council Tax Band - C

### EPC - D

#### N.B

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

### Further Information

As a prospective bidder, it's crucial to understand and adhere to the following key points regarding the auction process:

1. Due Diligence: You are responsible for thoroughly investigating all aspects of the property you intend to bid on. This includes scrutinising the legal pack, which is available upon request from Dawsons Auction House. Make sure to assess property conditions, legal title, and any potential obligations or restrictions.
2. Legal Advice: Seeking legal advice before participating in the auction is highly recommended. This can help clarify any questions or concerns you may have regarding the property or the bidding process.
3. Contractual Obligations: If you are the successful bidder, you will be legally bound to exchange contracts immediately. This requires you to pay a deposit of 10% of the purchase price. Additionally, you will need to pay a buyer's premium of £2,400, which includes VAT. Be prepared to make these payments on the auction day itself, as they are pivotal in securing your purchase.
4. Completion Timeline: The completion of the purchase must occur within 28 days, unless the contract specifies otherwise. Thus, having your finances ready and approved prior to the auction is essential to meet this timeline without complications.
5. Fees: It's important to note that the buyer's premium of £2,400 (inclusive of VAT) applies even if the property sells before the auction event. By ensuring you are well-informed and prepared, you can navigate the auction process more effectively.