

GENERAL INFORMATION

AUCTION REGISTRATION IS NOW OPEN
THE BIDDING WILL OPEN ON THE 30TH OF JULY 2025 AT 12PM AND WILL CLOSE ON THE 30TH OF JULY 2025 AT 1PM
A fantastic opportunity for investors and developers. This 3-bedroom end terrace property is located in the popular residential area of Morriston, Swansea. In need of renovation throughout, the property offers excellent potential to add value, making it ideal for buy-to-let investors or those looking to renovate and resell.
Close to local amenities, schools, and with easy access to the M4 and Swansea city centre, this property represents a great project for those looking to invest in a well-connected area with strong rental demand.
Viewing this property is highly recommended.

FULL DESCRIPTION

Ground Floor

Reception Room 1
9'6" x 10'2" (2.9m x 3.1m)

Reception Room 2
13'5" x 9'10" (4.1m x 3.0m)

Kitchen/Dining
14'5" x 13'9"(max (4.4m x 4.2m(max)

Bathroom

First Floor

Bedroom 1
11'9" x 13'9" (3.6m x 4.2m)

Bedroom 2
12'5" x 7'2" (3.8m x 2.2m)



Bedroom 3
9'10" x 8'2" (3.0m x 2.5m)

External

Garden to the Rear

EPC - D

Tenure - Freehold

Council Tax Band - B

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.

