

GENERAL INFORMATION

AUCTION REGISTRATION IS NOW OPEN
THE BIDDING WILL OPEN ON THE 10TH OF DECEMBER 2025 AT 10AM AND CLOSE AT 11AM ON THE 10TH OF DECEMBER.
Dawsons Auction House are delighted to present to the market this lovely, turn-key ready semi-detached house, ideally situated in a sought-after cul de sac location. Enjoy partial sea views of Swansea Bay and Mumbles Head from the front-facing bedrooms.

Brynmead Close enjoys a prime position, just a short walk from Tycoch Square and the well-regarded Sketty Primary School, with easy access to Olchfa Comprehensive, Gower College, Sketty Cross, Singleton Hospital, Swansea University, and the vibrant Swansea coastline including Mumbles and the Gower Peninsula.

A fantastic opportunity to own a family home in a highly desirable area, viewing is highly recommended!

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE PORCH

HALLWAY

LOUNGE
11'2" into alcove x 14'3" (3.41 into alcove x 4.35)

KITCHEN
10'11" x 7'10" (3.33 x 2.39)

DINING ROOM
10'5" x 9'3" (3.18 x 2.83)

FIRST FLOOR

LANDING



BEDROOM 1
15'0" x 9'6" maximum (4.58 x 2.9 maximum)

BEDROOM 2
11'3" x 10'5" (3.45 x 3.19)

BEDROOM 3
7'8" x 7'0" maximum (2.36 x 2.15 maximum)

SHOWER ROOM

ATTIC
Accessed via loft ladder on the landing. Velux window to the front. Door into another room with velux window to the front.

EXTERNAL
FRONT - Steps up to patio and entrance door and to the rear of the property.

REAR - Decorative stone area, steps to lawn.

TENURE
Freehold

EPC
D

COUNCIL TAX
E

N.B
Mains gas, electric, water & drainage. 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.