



## FLOOR PLAN





GENERAL INFORMATION

AUCTION REGISTRATION IS NOW OPEN  
THE BIDDING WILL OPEN ON THE 11TH OF JUNE 2025 AT 10AM AND WILL CLOSE ON THE 11TH OF JUNE 2025 AT 11AM.  
Located just minutes from the city centre, this three-bedroom property in Penlan offers a fantastic renovation opportunity for investors or buyers looking to add value. In need of full refurbishment throughout, the home boasts spacious rooms and excellent potential for capital growth or rental income. With strong transport links and local amenities nearby, this is a prime project for those seeking a rewarding investment in a well-connected location.  
Viewing this property is highly recommended

FULL DESCRIPTION

Ground Floor

- Living Room**  
21'9" (bay) x 11'6" (max) (6.63m (bay) x 3.51m (max))
- Dining Room**  
14'4" (max) x 11'1" (max) (4.39m (max) x 3.38m (max))
- Kitchen**  
15'8" x 12'4" (4.78m x 3.78m )
- Conservatory**  
12'4" x 8'3" (3.78m x 2.54m )
- Shed**  
19'5" (max) x 6'2" (5.94m (max) x 1.88m)

First Floor

- Bedroom 1**  
11'6" (min) x 11'1" (max) (3.51m (min) x 3.38m (max))
- Bedroom 2**  
11'1" (min) x 8'2" (max) (3.40m (min) x 2.49m (max))



- Bedroom 3**  
11'10" x 6'9" (3.63m x 2.08m )
- External**
- Front Forecourt**
- Garden to the Rear**
- Outbuilding**  
27'11" (max) x 11'6" (8.53m (max) x 3.53m )
- Council Tax Band - B**
- EPC - D**
- Tenure - Freehold**
- 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 £3,000, 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 £3,000 (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.

