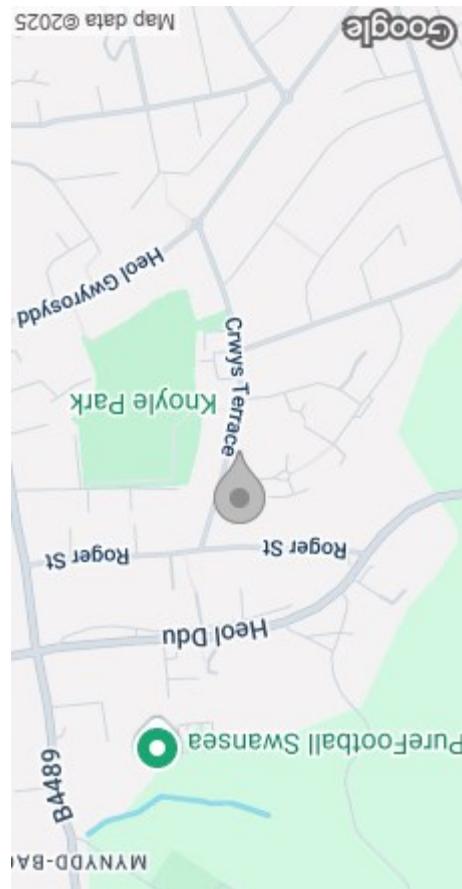
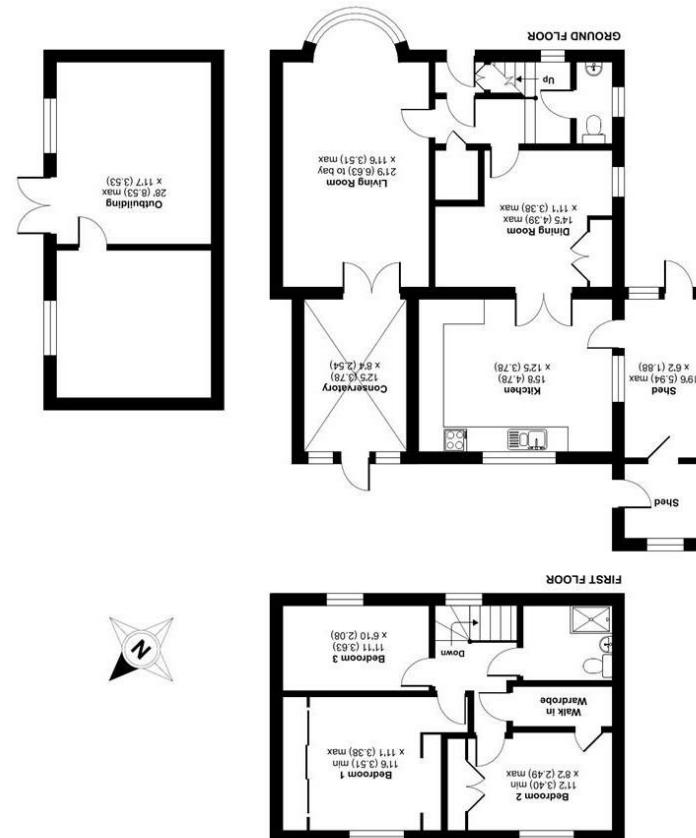


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP

FLOOR PLAN



Crwys Terrace, Penlan, Swansea, SA5



16 Crwys Terrace

Penlan, Swansea, SA5 9AP

£100,000



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)

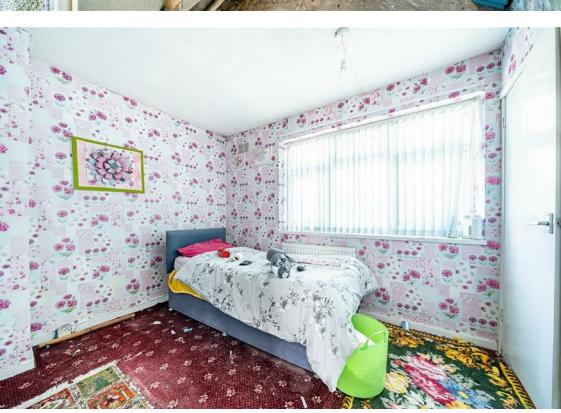
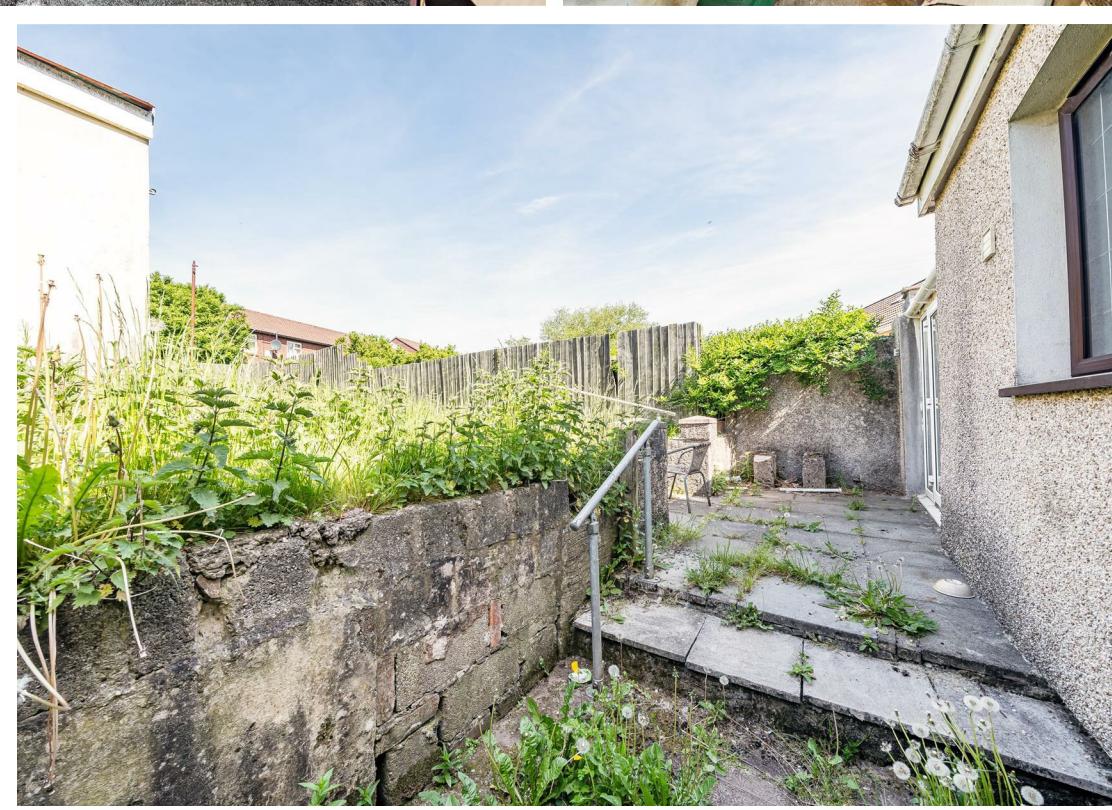
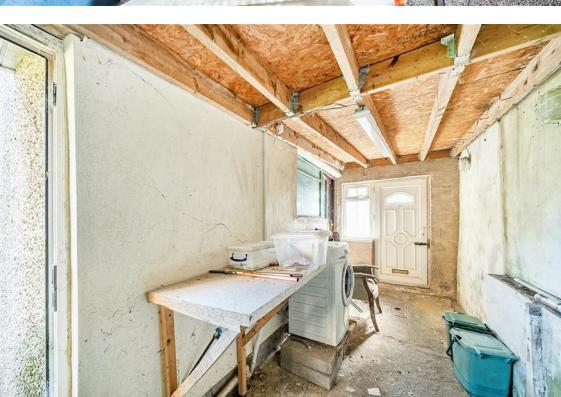
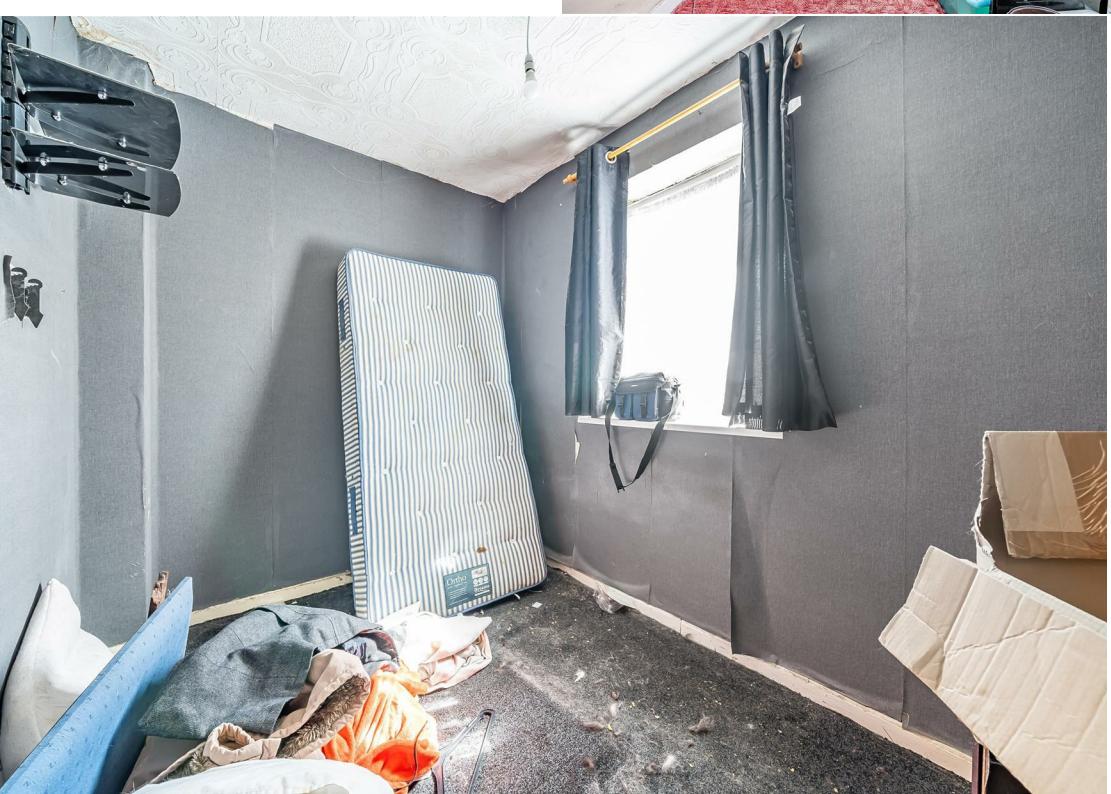
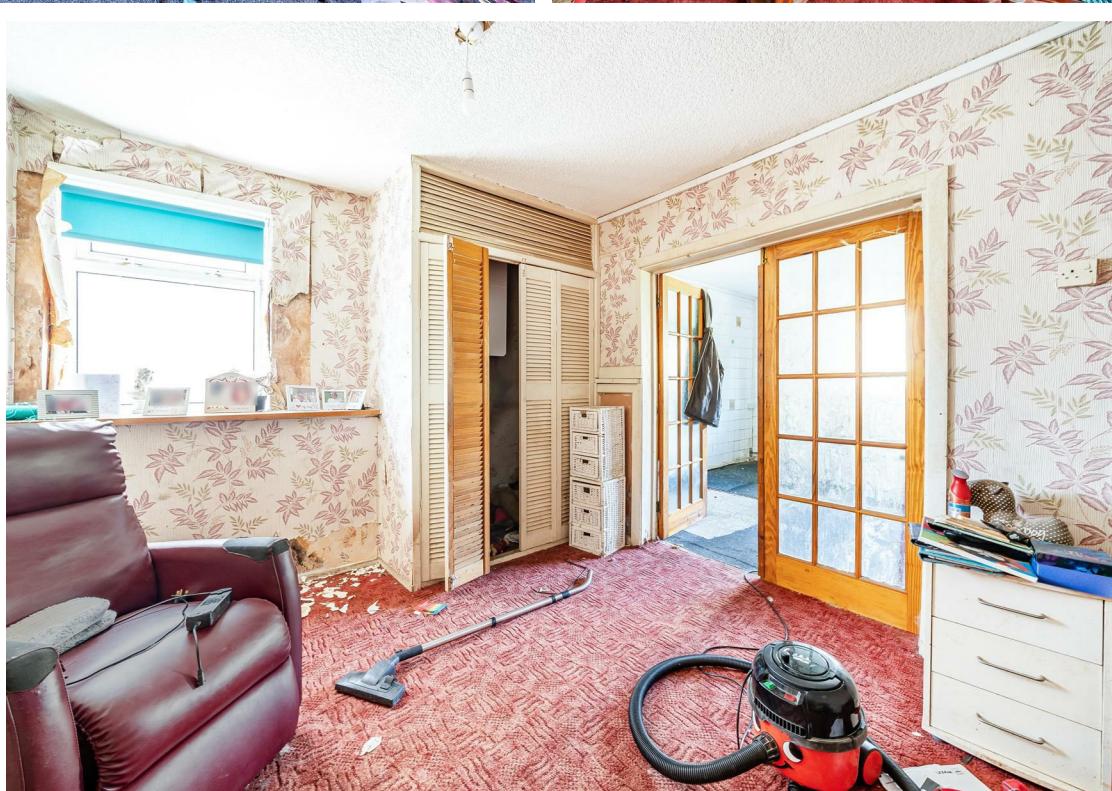
First Floor

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.