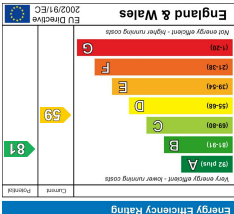


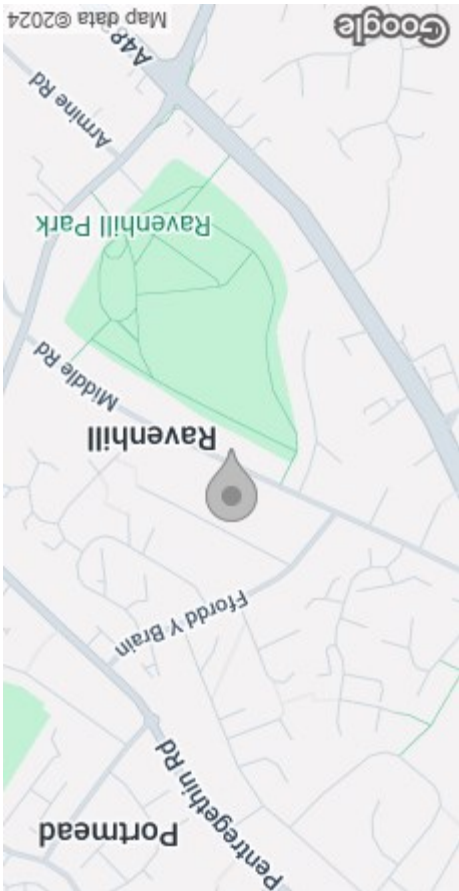
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

What every intending has been made to ensure the accuracy of the Douglas contained here. Measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

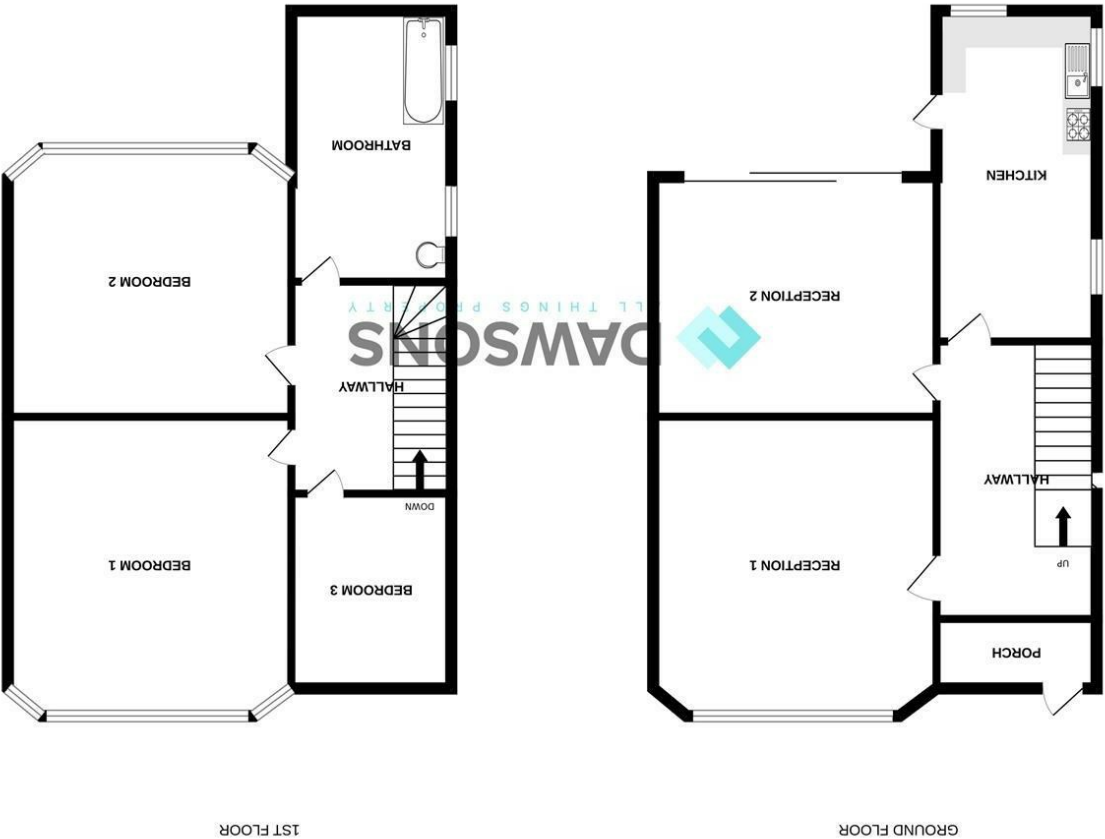
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EPC



AREA MAP



FLOOR PLAN



627 Middle Road  
Ravenhill, Swansea, SA5 5DL  
Auction Guide £100,000





GENERAL INFORMATION

AUCTION REGISTRATION IS NOW OPEN  
THE BIDDING WILL OPEN ON THE 5TH  
DECEMBER 2024 AT 10AM AND WILL CLOSE  
ON THE 5TH DECEMBER 2024 AT 2PM.

A semi detached property offered for auction set in a popular location of Ravenhill, Swansea. The property comprises an entrance porch, hallway, two reception rooms and kitchen to the ground floor. To the first floor there are three bedrooms and a bathroom. Externally the property offers a front garden with driveway to side leading to a garage. To the rear there is an enclosed garden with side pedestrian access. The property is in very convenient location to Swansea City Centre, Morfa Retail Parc, Swansea.com stadium, local schools, and amenities. This property is in need of updating. Viewing is highly recommended to appreciate the potential this property has to offer.

FULL DESCRIPTION

- Ground Floor
- Entrance Porch
- Hallway
- Reception 1  
10'5" x 11'0" (3.20m x 3.37m)
- Reception 2  
12'6" x 11'5" (3.82m x 3.50m)
- Kitchen  
21'5" x 6'4" (6.53m x 1.94m)
- First Floor
- Landing
- Bedroom 1  
10'5" x 10'7" (3.20m x 3.25m)
- Bedroom 2  
12'5" x 9'8" (3.80m x 2.97m)



- Bedroom 3  
7'6" x 6'11" (2.29m x 2.13m)
- Bathroom  
12'8" x 7'0" (3.87m x 2.14m)
- External
- Front Garden with Driveway to Side
- Garage
- Enclosed Rear Garden with Side Pedestrian Access
- Tenure - TBC
- Council Tax Band- C

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

**N.B**  
"Known Consideration: Please be advised that asbestos products may have been used in the original coatings on the walls and or ceiling. We recommend that you conduct your own checks."

**Further Information**  
Please note it is the responsibility of all purchasers to conduct their own investigation into all aspects of the property. We recommend reading through the properties legal pack, which is available on our website, prior to bidding and also seek legal advice. If you are successful, you will be required to pay a 10% deposit, together with the buyer's premium/holding fee and complete in 28 days, therefore we would strongly recommend for you to ensure your finances are in place before the auction, due to the timescales involved.

The holding fee is the buyer's premium purchase fee which is £2,400. If you are the successful bidder, you are contractually bound to exchange, with a 10% deposit, on the property as per the terms and conditions you agreed to when registering for the auction. With completion being 28 days later unless the contract states otherwise. Should the property sell prior to auction the same fee of £2,000 plus VAT is payable.

