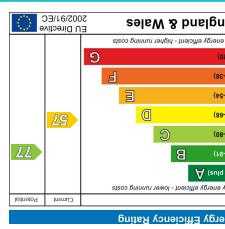
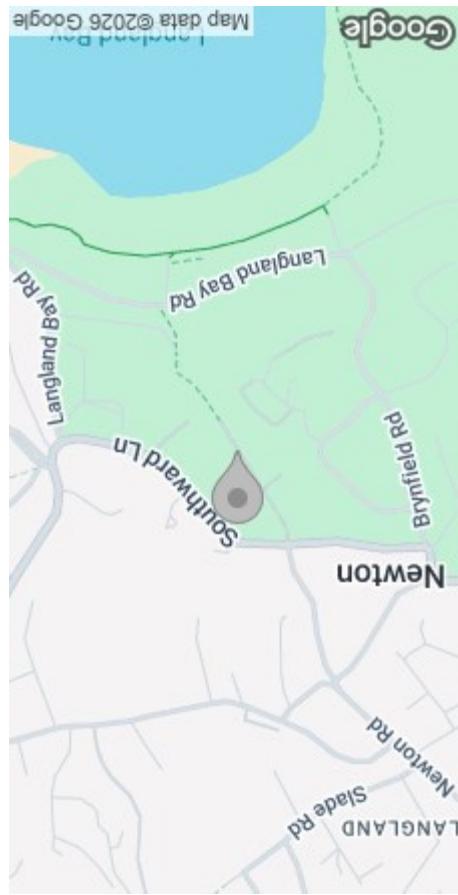




These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP

GROVES AVENUE, SWANSEA, SA3

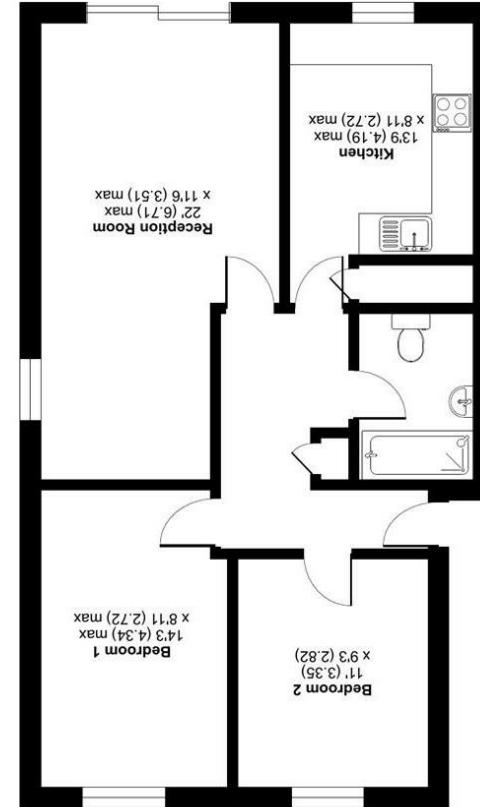
Approximate Area = 735 sq ft / 68.3 sq m
For identification only - Not to scale

Floor plan produced in accordance with RICS Property Measurement Standard 2nd Edition. © dawsonsp 2025.

Produced for Dawson's Property. EPC: 1368073

Energy Efficiency Rating

GROUND FLOOR



FLOOR PLAN



Lansdowne Groves Avenue

Langland, Swansea, SA3 4QX

Auction Guide £125,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

AUCTION REGISTRATION IS NOW OPEN
THE BIDDING WILL OPEN ON THE 3RD OF
MARCH 2026 AT 10AM AND WILL CLOSE ON
THE 3RD OF MARCH 2026 AT 11AM.

A two-bedroom flat located in the sought after area Langland. The property offers well-proportioned accommodation and is conveniently positioned close to local amenities, the seafront, and transport links. The flat further benefits from a garage, providing valuable additional storage or parking.

Offered for auction with a low remaining lease term, the property is therefore ideally suited to cash buyers only. This represents an excellent opportunity for investors or purchasers seeking a competitively priced home in a highly desirable location.



FULL DESCRIPTION

Ground Floor

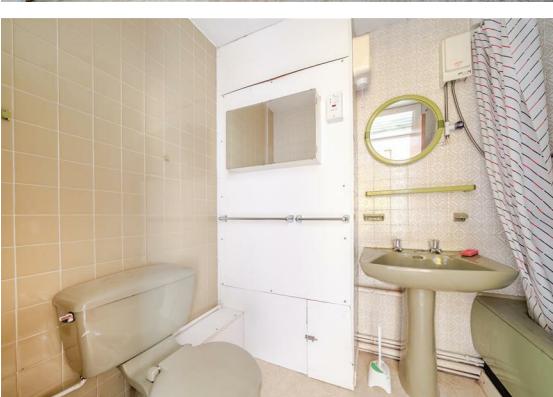
Kitchen

13'8" (max) x 8'11" (max)
(4.19m (max) x 2.72m (max))



Bedroom 1

14'2" (max) x 8'11" (max)
(4.34m (max) x 2.72m (max))



Bedroom 2

10'11" x 9'3" (3.35m x 2.82m)

External

Garage



Tenure - Leasehold
154'2" years left (47 years left)

Council Tax Band - E

EPC - D

N.B

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

Key Guidelines For Auction 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.

