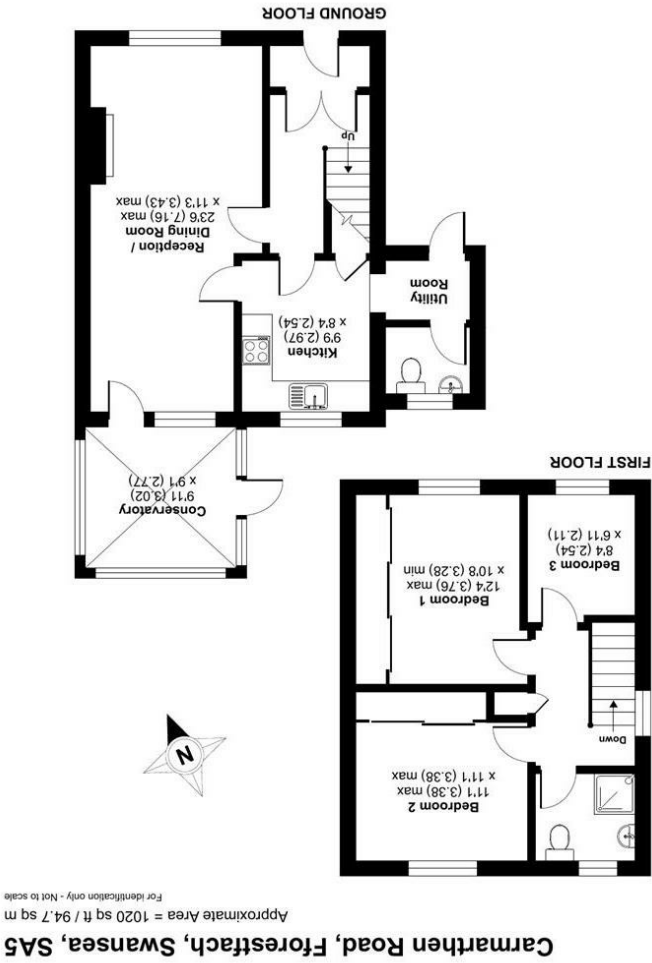
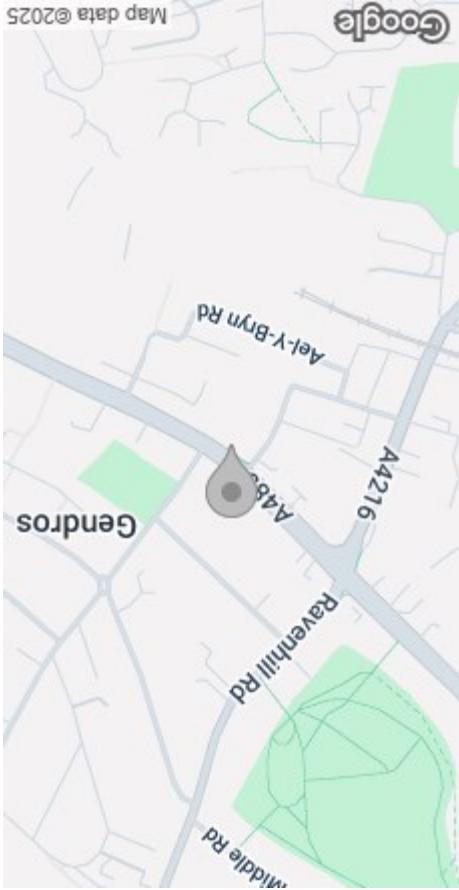


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
Produced for Dawson's Property, REF: 1273664. © Redwood 2025.

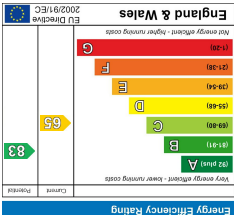


FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

AUCTION REGISTRATION IS NOW OPEN
THE BIDDING WILL OPEN ON THE 21ST OF MAY 2025
AT 12PM AND WILL CLOSE ON THE 21ST OF MAY 2025
AT 1PM.
Dawsons Auction House are pleased to offer this ideal investment opportunity, a three bedroom semi-detached property situated in the popular location of Fforestfach .

The property briefly comprises: Entrance hallway, open plan living/dining, kitchen and a Utility/W.C. to the ground floor. There are three bedrooms and a family bathroom to the first floor.
Externally, there is a driveway providing off road parking, and a garden to the front and rear.

This property benefits a great location, near the local amenities and provides easy access to Fforestfach Retail Parc, Penllergaer Woods, Cwmdau Retail Park, and the M4 Corridor.

We would highly recommend viewing this property to appreciate the opportunity available.

FULL DESCRIPTION

- Ground Floor
- Entrance Porch
- Hallway
- Reception / Dining Room
23'5" x 11'3" (7.16m x 3.43m)
- Conservatory
9'10" x 9'1" (3.02m x 2.77m)
- Kitchen
9'8" x 8'3" (2.97m x 2.54m)
- Utility Room / Rear Hall
- W.C.
- First Floor
- Landing
- Bathroom
- Bedroom 1
12'4" x 10'9" (3.76m x 3.28m)
- Bedroom 2
11'1" x 11'1" (3.38m x 3.38m)



- Bedroom 3
8'3" x 6'11" (2.54m x 2.11)
- External
- Off Road Parking And Garden To Front
- Garden To The Rear
- Tenure - Freehold
- Council Tax Band - B
- EPC - D
- 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 £2,760, 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 £2,760 (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.

