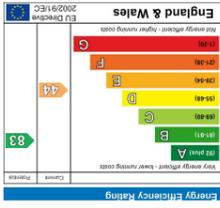
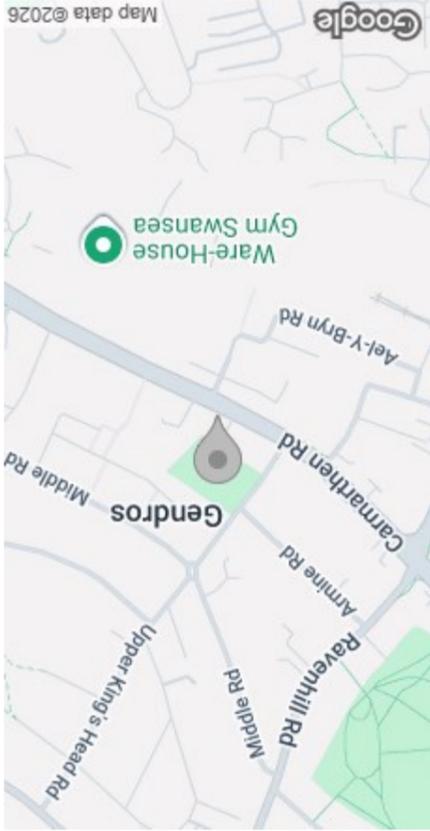


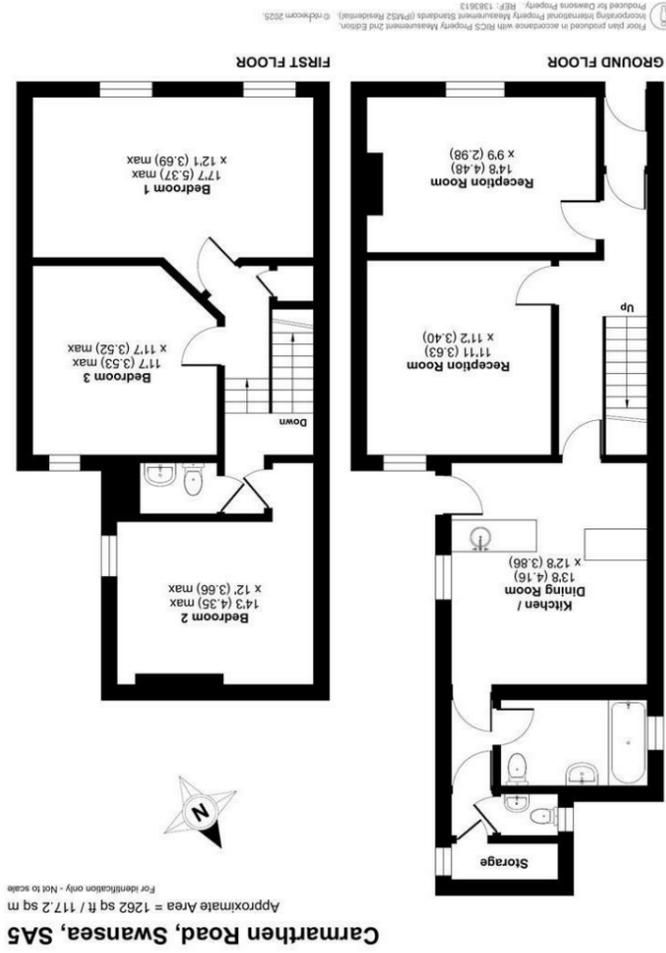
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



778 Carmarthen Road
 Gendros, Swansea, SA5 8JH
 Auction Guide £70,000



GENERAL INFORMATION

This three-bedroom mid-terrace property in Swansea offers a fantastic opportunity for investors or buyers looking for a complete renovation project. The home requires full modernisation throughout, allowing the next owner to add value and create a property finished to their own specification.

Situated in a convenient Swansea location close to local amenities, schools, and transport links, this property is ideal for investors seeking a project with strong rental or resale potential.

FULL DESCRIPTION

Ground Floor

Reception Room

14'8" x 9'9" (4.48m x 2.98m)

Reception Room

11'10" x 11'1" (3.63m x 3.40m)

Kitchen/Dining Room

13'7" x 12'7" (4.16m x 3.86m)

First Floor

Bedroom 1

17'7" (max) x 12'1" (max)
(5.37m (max) x 3.69m (max))

Bedroom 2

14'3" (max) x 12'0" (max)
(4.35m (max) x 3.66m (max))



Bedroom 3

11'6" (max) x 11'6" (max)
(3.53m (max) x 3.52m (max))

External

Garden to Rear

Council Tax Band - C

EPC - E

Tenure - Freehold

N.B

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

Key Auction Guidelines For Bidders

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.

