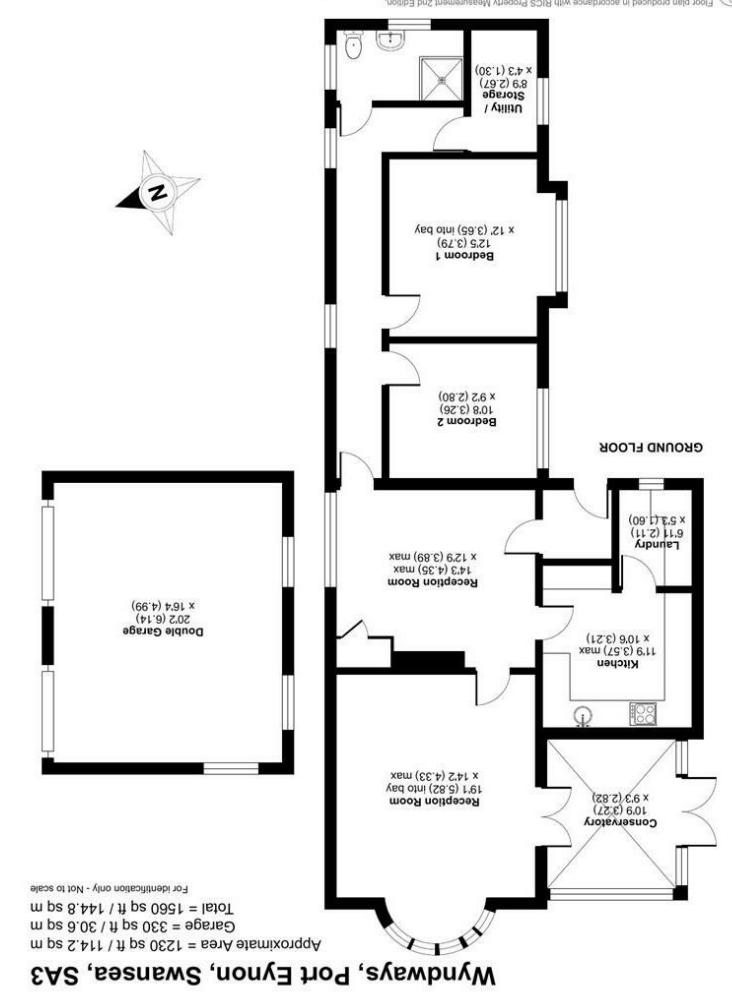


EPC



AREA MAP



Wyndways, Port Eynon, Swansea, SA3

FLOOR PLAN



GENERAL INFORMATION

A fantastic opportunity to acquire a two-bedroom detached bungalow in the sought-after coastal village of Port Eynon. In need of works throughout, this property offers great potential for investors, developers, or buyers looking for a project.

Set on a generous plot, the bungalow boasts a spacious garden. Located just a short distance from Port Eynon beach and local amenities, this is a rare chance to create a charming home or holiday let in a highly desirable location.

Early viewing is recommended to appreciate the potential on offer.



FULL DESCRIPTION

Ground Floor

Reception Room

14'3" (max) x 12'9" (max) (4.35m (max) x 3.89m (max))



Reception Room

19'1" (into bay) x 14'2" (max) (5.82m (into bay) x 4.33m (max))

Conservatory

10'8" x 9'3" (3.27m x 2.82m)

Kitchen

11'8" (max) x 10'6" (3.57m (max) x 3.21m)



Bedroom 1

12'5" x 11'11" (into bay) (3.79m x 3.65m (into bay))

Bedroom 2

10'8" x 9'2" (3.26m x 2.80m)



Utility/ Storage

8'9" x 4'3" (2.67m x 1.30m)

Laundry

6'11" x 5'2" (2.11m x 1.60m)

External

Double Garage

20'1" x 16'4" (6.14m x 4.99m)

Large Garden

Off Road Parking

Council Tax Band - F

EPC - F

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 £3,500 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 £3,500 buyer's premium applies even if a pre auction offer is agreed.

Being well-prepared is key to a smooth auction experience.

