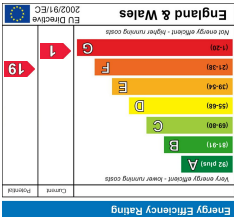


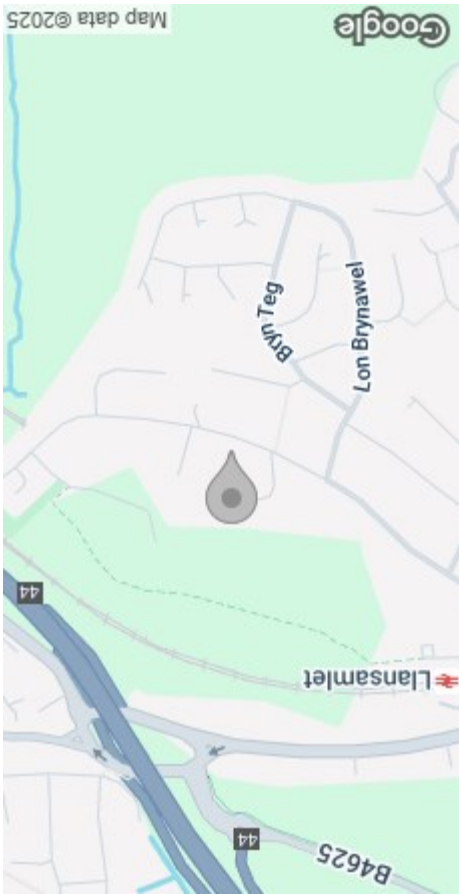
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Whilst every attempt has been made to ensure the accuracy of the property particulars, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors or omissions. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

Made with Mapbox 2025



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

AUCTION REGISTRATION IS NOW OPEN
THE BIDDING WILL OPEN ON THE 25TH OF JUNE 2025 AT 10AM AND WILL CLOSE ON THE 25TH OF JUNE 2025 AT 11AM
This two bedroom property in Llansamlet, Swansea, offers a fantastic opportunity for investors seeking a renovation project. While requiring complete refurbishment, the property provides significant potential to add value through modernization. Its location in a desirable area enhances its appeal for both rental and resale purposes. With its strategic location, excellent transport links, and access to amenities.
Viewing this property is highly recommended.

FULL DESCRIPTION

Ground Floor

Kitchen
13'1" x 2'11" (4.0m x 0.9m)

Bathroom

Reception Room 1
10'9" x 14'1" (3.3m x 4.3m)

Reception Room 2
11'10" x 8'10" (3.61m x 2.7m)

First Floor

Bedroom 1
7'6" 14'3" (max) x 11'1" 5'6" (min) (2.3m 4.36m (max) x 3.39m 1.7 (min))



Bedroom 2
11'10" x 8'6" (3.63m x 2.6m)

External

Front Forecourt

Garden to the Rear

Tenure - Flying Freehold

Council Tax Band - B

EPC - G

N.B

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

Further Infomation

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 £3,000, 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 £3,000 (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.