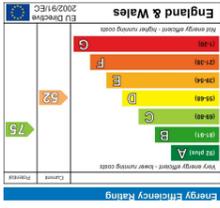
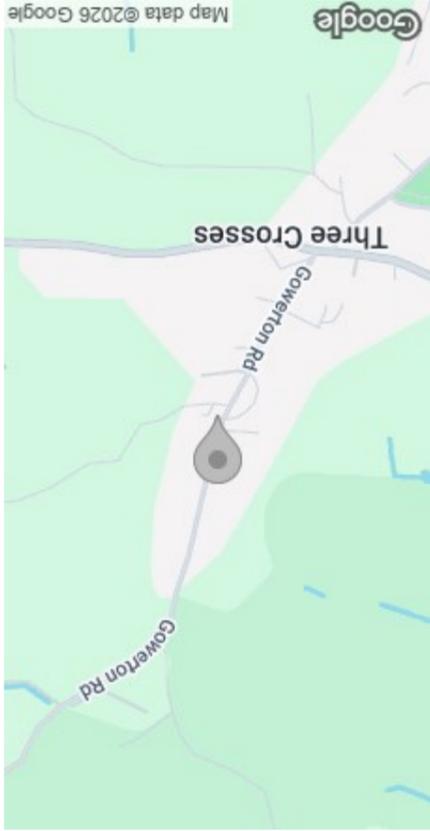




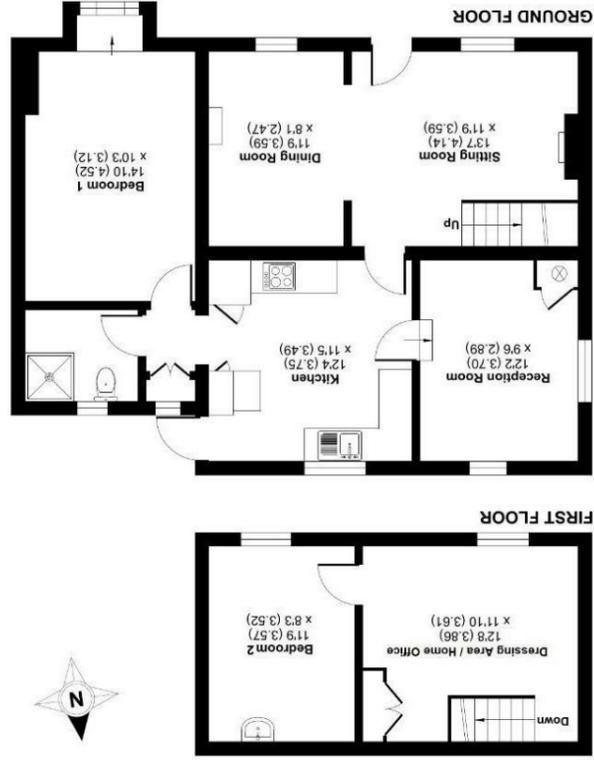
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



Gowerton Road, Three Crosses, Swansea, SA4
 Approximate Area = 1052 sq ft / 97.7 sq m
 For identification only - Not to scale

FLOOR PLAN



18 Gowerton Road
 Three Crosses, Swansea, SA4 3PX
 Auction Guide £240,000



GENERAL INFORMATION

Located in the sought-after village of Three Crosses, this detached cottage offers a rare opportunity to create a beautiful home full of charm and character. While the property is tired and in need of modernisation throughout, it provides an excellent canvas for those looking to put their own stamp on a home in a highly desirable location.

Ideally positioned just a short stroll from the well-regarded local primary school, park, village shop, and popular pub, this property is perfect for buyers seeking a welcoming community atmosphere combined with the scope to add value.

Upon entering, a porch opens into a spacious open-plan lounge and dining area, with two front-facing windows providing plenty of natural light. A central staircase leads to the first floor, while a door from the dining area leads to the fitted kitchen, which includes a rear-facing window and space for essential appliances.

Externally, the property benefits from a spacious driveway with parking for multiple vehicles, side access, and an enclosed rear garden.

This is a fantastic investment opportunity in a desirable Gower village—ideal for those looking to modernise and make it their own. Early viewing is highly recommended.

FULL DESCRIPTION

Entrance

Sitting Room

13'7 x 11'9 (4.14m x 3.58m)

Dining Room

11'9 x 8'1 (3.58m x 2.46m)

Kitchen

12'4 x 11'5 (3.76m x 3.48m)

Reception Room

12'2 x 9'6 (3.71m x 2.90m)

Shower Room

Bedroom 1

14'10 x 10'3 (4.52m x 3.12m)

Stairs To First Floor

Dressing Area / Home Office

12'8 x 11'10 (3.86m x 3.61m)

Bedroom 2

11'9 x 8'3 (3.58m x 2.51m)

External

Garden to Front and Rear



Off Road Parking to Front

Tenure

Freehold

EPC

E

Council Tax Band

F

Services

Mains gas, electric, water & drainage. There is currently no broadband connected at the property. Please refer to Ofcom checker for further information. Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

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 £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.