

DAWSONS







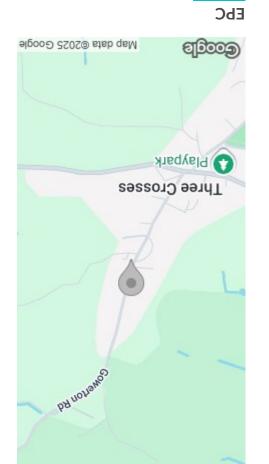
11 Walter Road, Swansea, SA1 5NF

or warranty in respect of the property.

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 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







СВОПИВ FLOOR FIRST FLOOR









































m ps $7.79 \ \text{l}$ ps $230 \ \text{l}$ = se 10 A sprovided

Gowerton Road, Three Crosses, Swansea, SA4

FLOOR PLAN

























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 modernisation throughout, it provides an excellent canvas for those looking to put their own stamp on a home in a highly desirable

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

EPC

Council Tax Band

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 Infomation

As a prospective bidder, it's crucial to understand and adhere to the following key points regarding the auction process:

 $1.\, {\sf Due\, Diligence: You\, are\, responsible\, for}$ 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 recomme This can help clarify any questions or concerns you may have regarding the property or the bidding

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.





