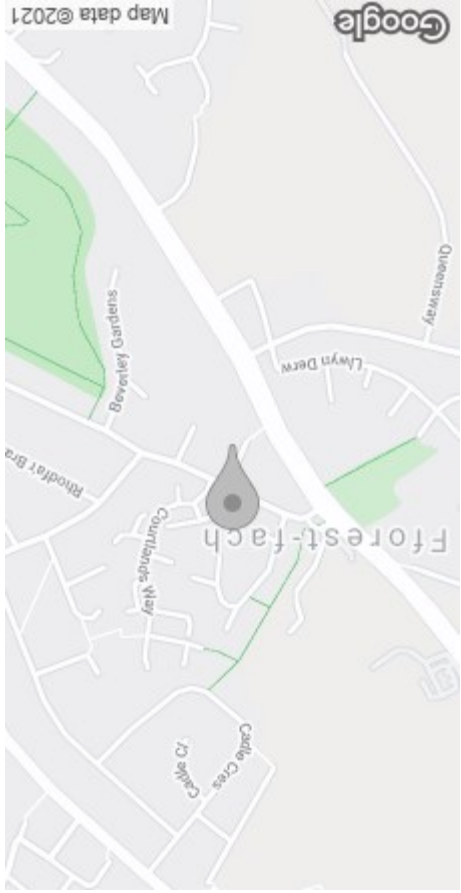


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



1 Goole Road
 Ravenhill, Swansea, SA5 5DX
 Auction Guide £99,950



GENERAL INFORMATION

AUCTION REGISTRATION IS NOW OPEN.

THE BIDDING WILL OPEN ON THE 25TH OF AUGUST AT MID DAY AND WILL CLOSE ON THE 26TH OF AUGUST AT MID DAY.

FOR SALE BY ONLINE AUCTION.

For sale via auction this traditional three bedroom Semi-Detached property located in Ravenhill, Swansea. The property comprises of entrance hallway, lounge, dining room and kitchen to the ground floor with three bedrooms and family bathroom to the first floor. Externally the property offers, driveway parking for five cars and a single garage. The property is conveniently located close to local schools, amenities and provides good transport links to Swansea City Centre, Fforestfach Retail Park and M4 Motorway. Viewing is highly recommended to appreciate what this property has to offer. EPC - TBC

PLEASE BE ADVISED THAT WHILST VIEWINGS ARE RESTRICTED THE PROPERTY WILL NOT BE ENTERED INTO AN ONLINE AUCTION UNTIL THE LEGAL PACK IS COMPLETE AND THERE IS SUFFICIENT INTEREST FOR BIDDING TO COMMENCE. ANY OFFER IS SUBJECT TO AN AUCTION EXCHANGE OF A 10% DEPOSIT, BUYERS PREMIUM AND 28 DAY COMPLETION.

FULL DESCRIPTION

SUMMARY

For sale via auction this traditional three bedroom Semi-Detached property located in Ravenhill, Swansea. The property comprises of entrance hallway, lounge, dining room and kitchen to the ground floor with three bedrooms and family bathroom to the first floor. Externally the property offers, driveway parking for five cars and a single garage. The property is conveniently located close to local schools, amenities and provides good transport links to Swansea City Centre, Fforestfach Retail Park and M4 Motorway. Viewing is highly recommended to appreciate what this property has to offer. EPC - TBC

FRONT ENTRANCE HALLWAY

Entrance door to front, stairs to first floor landing, radiator, door to storage cupboard under stairs, doors to:



LOUNGE

10'10" x 11'7" (3.32m x 3.54m)
UPVC double glazed bay window to front, radiator.

DINING ROOM

10'11" x 11'6" (3.35m x 3.53m)
UPVC double glazed window to rear, radiator, fireplace.

KITCHEN

10'10" x 7'3" (3.31m x 2.21m)
UPVC double glazed windows to side and rear, entrance door to rear, kitchen is fitted with base units and complimentary worksurfaces, radiator, door to storage cupboard.

FIRST FLOOR

LANDING

UPVC double glazed obscure window to side, loft access, access to three bedrooms and bathroom.

BEDROOM ONE

10'11" x 11'7" (3.35m x 3.54m)
UPVC double glazed bay window to front, radiator.

BEDROOM TWO

11'1" x 11'8" (3.38m x 3.56m)
UPVC double glazed window to rear, radiator.

BEDROOM THREE

6'9" x 7'1" (2.08m x 2.16m)
UPVC double glazed window to front, radiator.

BATHROOM

6'11" x 7'0" (2.11m x 2.14m)
UPVC double glazed obscure window to side, wash hand basin, panelled bath, WC, radiator, door to airing cupboard housing boiler.

EXTERNAL

FRONT

Driveway parking for five cars, single garage, steps up to front lawn with further steps to front door, side access to rear.

REAR

Concrete and patio seating area leading onto grass lawn with several established shrubs, bushes and trees.

N.B

Upon exchange, a 10% deposit is required. In addition, a Buyer's Premium fee is payable. This fee is 0.5% + VAT subject to a minimum fee of £995 plus VAT (£1,194).

Should the property go to an online auction a different fee is payable. A holding fee of £1,900 is payable to secure the property. You then have two days to exchange with a 10% deposit.

N.B

Tenure - Freehold

All successful Purchasers will be subject to a buyers premium or holding fee. Legal packs can be downloaded through the Dawsons website www.dawsonsproperty.co.uk

Please note it is the responsibility of all purchasers to conduct their own investigation into all aspects of the property. We recommend reading through the properties legal pack, which is available on our website, prior to bidding and also seek legal advice. If you are successful, you will be required to pay a 10% deposit, together with the buyer's premium/holding fee and complete in 28 days, therefore we would strongly recommend for you to ensure your finances are in place before the auction, due to the timescales involved.