



382 + 384 Clydach Road, Swansea, SA6 6QN

Auction Guide £90,000

FOR SALE BY ONLINE AUCTION.

Opportunity to purchase a pair of semi-detached properties with a total of six bedrooms. Located just off the M4 this is prime location with access to local amenities. 382 Clydach Road is the bigger of the two properties and the accommodation comprising: side entrance hallway, sitting room, living room and kitchen/diner to the ground floor. With four bedrooms and bathroom to the first floor.

384 Clydach Road comprises of: front entrance hallway, sitting room, living room and rear extension to the ground floor. With two bedrooms to the first floor. Externally the property benefits from driveway parking and side access on both sides. There is also a basement. The rear garden is large, overgrown and over a variety of levels. It has knotweed with in the boundary. There are also some internal crack to the property. This will be a CASH BUY only due to there being no fitted kitchen in 382. Viewing highly recommended. EPC - 382 - E / 384 - G

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 PRE AUCTION OFFER IS SUBJECT TO AN AUCTION EXCHANGE OF A 10% DEPOSIT, BUYERS PREMIUM AND 28 DAY COMPLETION.

SUMMARY

Opportunity to purchase a pair of semi-detached properties with a total of six bedrooms. Located just off the M4 this is prime location with access to local amenities.

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382 CLYDACH ROAD

SIDE ENTRANCE HALLWAY

Entrance door, stairs to first floor landing, door to:

SITTING ROOM

11'8" x 9'4" (3.56m x 2.87m)

UPVC double glazed window to side, radiator.

LIVING ROOM

10'10" x 10'3" (3.32m x 3.14m)

UPVC double glazed window and entrance door, radiator, door to storage under stairs.

KITCHEN/DINER

12'0" x 19'10" (3.68m x 6.06m)

Two uPVC double glazed windows to front and side, entrance door to front. (Door to 384 Clydach Road)

FIRST FLOOR

LANDING

Access to four bedrooms and family bathroom.

BEDROOM ONE

8'2" x 13'9" (2.5m x 4.2m)

UPVC double glazed window to side, radiator.

BEDROOM TWO

9'2" x 13'5" (2.8m x 4.1m)

Two uPVC double glazed windows to front and side, radiator.

BEDROOM THREE

8'11" x 8'4" (2.72m x 2.56m)

Window to side, radiator.

BEDROOM FOUR

9'2" x 6'6" (2.8m x 2.0m)

Window to front, radiator.

BATHROOM

10'9" x 7'4" (3.30m x 2.24m)

UPVC double glazed window to side, W.C, pedestal wash hand basin, airing cupboard, panelled bath and shower above.

384 CLYDACH ROAD

ENTRANCE HALLWAY

Entrance door to front, stairs to first floor landing.

Doors to:

SITTING ROOM

9'7" x 11'10" (2.93m x 3.61m)

UPVC double glazed window to front, electric heater, fireplace.

LIVING ROOM

8'10" x 12'2" (2.7m x 3.72m)

UPVC double glazed window to rear, door to extension, fireplace, door to stored under stairs.

FIRST FLOOR LANDING

BEDROOM ONE

10'1" x 16'1" (3.09m x 4.91m)

Two windows to front, fireplace, built in storage.

BEDROOM TWO

10'0" x 7'2" (3.06m x 2.20m)

Window to rear.

EXTERNAL

FRONT

Driveway parking to front for two cars. Side access.

REAR

Overgrown garden wrapping round the side of the property, contains knotweed

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 £950 plus VAT (£1,140).

Should the property go to an online auction a different fee is payable. A holding fee of £1,800 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.

FLOOR PLAN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC

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