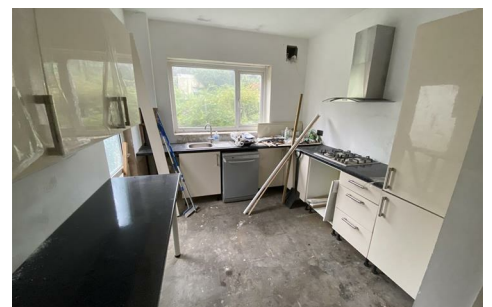
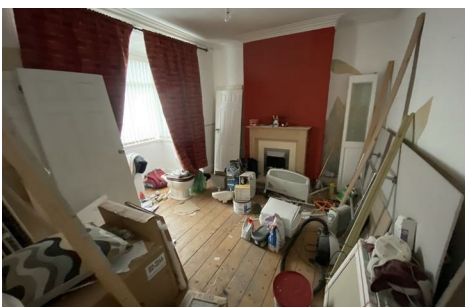




93 Heol Y Gors

Townhill, Swansea, SA1 6RY

Auction Guide £60,000



FULL DESCRIPTION

SUMMARY

We are pleased to offer for sale, via auction, this two bedroom mid terrace property on Heol Y Gors. The property benefits from being close to local amenities as well as having uPVC windows through out. The property offers a fantastic investment opportunity, the accommodation comprises: entrance porch, hallway, lounge, dining room and kitchen to the ground floor. With two bedrooms and bathroom to the first floor. Externally there is a gated front forecourt and an overgrown garden to the rear. Viewing Recommend.

FRONT ENTRANCE HALL

UPVC double glaze windows to front and side, entrance door to front, radiator, stairs to 1st floor landing, doors to

LOUNGE

10'7" x 11'10" (3.25m x 3.62m)

UPVC double glazed bay window to front, fireplace.

DINING

11'5" x 12'0" (3.48m x 3.68m)

UPVC double glaze window to rear, door to.

KITCHEN

13'1" x 9'6" (4m x 2.92m)

UPVC double glaze window to rear, entrance door to side, kitchen is fitted with matching wall and base units along complimentary work surface, door to under stairs.

FIRST FLOOR

LANDING

Loft access, access to 2 bedrooms and family bathroom.

BEDROOM ONE

11'1" x 15'3" (3.39m x 4.67m)

2UPVC double glaze windows to front.

BEDROOM TWO

8'4" x 12'9" (2.55m x 3.9m)

UPVC double glaze window to rear, boiler on wall.

BATHROOM

12'4" x 9'6" (3.77m x 2.90m)

UPVC double glazed door, windows to rear and side, panelled bath, WC, pedestal wash hand basin, towel dryer radiator.

EXTERNAL

to front- gated four court, to rear is a level over grown garden

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 £1,800 is payable to secure the property. You then have two days to exchange with a 10% deposit.

PLEASE BE ADVISED THAT DEPENDING ON YOUR INDIVIDUAL BANK OR BUILDING SOCIETY. THE RELEASE OF THE HOLDING FEE IF UNSUCCESSFUL COULD TAKE IN EXCESS OF 7 DAYS.

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.

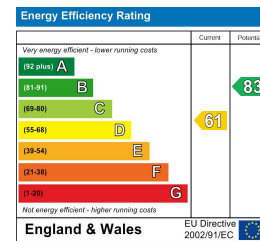
AREA MAP



FLOOR PLANS



EPC



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.

