



## 87 Glen Road

West Cross, Swansea, SA3 5PS

**Auction Guide £225,000**





# FULL DESCRIPTION

## SUMMARY

We are delighted to offer for sale this beautiful panoramic bungalow, located in the very desirable Glen Road, West Cross. This spacious bungalow is situated on a large corner plot with off road parking and garage for 2 cars. The property comprise of a hallway, leading off to living area, to the kitchen with access to the rear garden. Newly fitted bathroom with a disable shower and new boiler and two double bedrooms. Rear garden has patio and tiered overgrown. The property is conveniently located close to local amenities, great schools, and additionally great access to Swansea City Centre. The property is in need of updating, but has optimum potential to be a beautiful family home. Viewing is highly recommended to appreciate what this property has to offer. EPC-D

## PORCH

Enter through UPVC doubled glazed sliding door, door to;

## HALLWAY

7'4" x 10'9" (2.25m x 3.28m)

large obscured window, radiator, doors to;

## LIVING ROOM

25'5" x 11'10" (7.75m x 3.62m)

Three UPVC double glazed windows, three radiators

## KITCHEN

8'3" x 11'10" (2.53m x 3.63m)

UPVC double glazed window to rear, UPVC double glazed entrance door to side, base and wall units comprising of a complementary work top

## BATHROOM

5'6" x 9'6" (1.7m x 2.92m)

Obscured UPVC double glazed window to rear, radiator, pedestal WC, pedestal wash hand basin, disabled shower

## MASTER BEDROOM

9'11" x 13'5" (3.04m x 4.1m)

Three UPVC double glazed windows to front, obscured UPVC double glazed window to side, radiator

## BEDROOM 2

10'11" x 9'10" (3.35m x 3.02m)

UPVC double glazed window to rear, radiator

## EXTERNAL

Externally to the rear is a patio area and a tiered overgrown garden, with access around both sides of the property to the front. To the front there is steps leading up to the front door, off road parking and a garage.

## N.B.

A holding fee of £2,500 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.

Should the property sell outside of the online auction 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).

## 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](http://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

GROUND FLOOR



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# EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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11 Walter Road, Swansea, SA1 5NF  
 T 01792 646060 E [sw@dawsonsproperty.co.uk](mailto:sw@dawsonsproperty.co.uk)  
[www.dawsonsproperty.co.uk](http://www.dawsonsproperty.co.uk)

