



# 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 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  $City\ Centre.\ The\ property\ is\ in\ need\ of\ updating, but\ has\ optimum\ potential\ to\ be\ a\ beautiful\ family\ home.\ Viewing\ is\ need\ optimum\ potential\ to\ be\ a\ beautiful\ family\ home.$ 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 compromising 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**

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

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 INDIVDUAL 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).

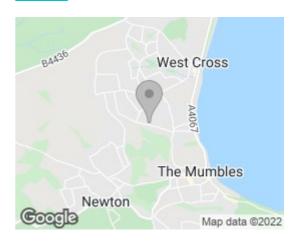
#### N.B.

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.dawsonspropertv.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



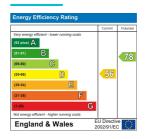
# **FLOOR PLANS**

GROUND FLOOR



White every attempt has been made to ensure the accuracy of the Scorpian consistent faces, necessarisments of doors, sendons, norms and any other forms are approximate and to exponsible to sider to that ye ensure consistent or an examinant. This pains not incurred purposes dony and should be said as out by any prospective purchases. The environing values and applicances shown have not been setted and no quarantee as to their speciality or efficiency can be great the contract of the properties of the propert

# **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 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 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 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 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 are set out as a general outline only for guidance and do not constitute any part of an offer or contract. The offer of the statement of the staor 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.

















