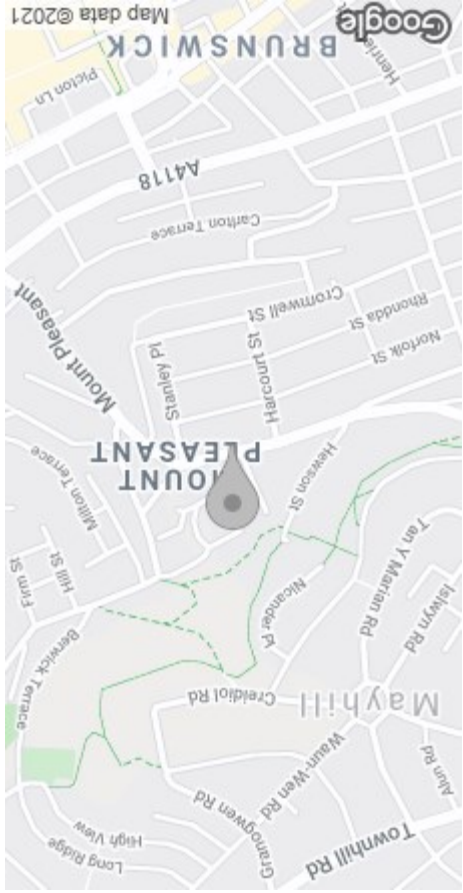


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

This floor plan has been made to ensure the accuracy of the layout contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any errors or omissions. The services, systems and appliances have not been tested and no guarantee is given as to their condition or efficiency. The services, systems and appliances have not been tested and no guarantee is given as to their condition or efficiency. The services, systems and appliances have not been tested and no guarantee is given as to their condition or efficiency.



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



25 Terrace Road  
 , Swansea, SA1 6HN  
 Auction Guide £99,000



## GENERAL INFORMATION

FOR SALE BY ONLINE AUCTION.

Traditional three bedroom terraced property located on Terrace Road, Mount Pleasant. The property benefits from being close to the city centre and other local amenities. The property is currently tenanted and will be sold with the tenants in situ. The accommodation comprises: entrance porch, hallway, reception room one, reception room two, dining room, utility room and kitchen to the ground floor. To the first floor there are three bedrooms and family bathroom. Externally to front there are steps up to the front door and front, paved, garden. To the rear, is a level concrete garden with raised flower bed. Viewings recommend. EPC - D

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

Traditional three bedroom terraced property located on Terrace Road, Mount Pleasant. The property benefits from being close to the city centre and other local amenities. The property is currently tenanted and will be sold with the tenants in situ. The accommodation comprises: entrance porch, hallway, reception room one, reception room two, dining room, utility room and kitchen to the ground floor. To the first floor there are three bedrooms and family bathroom. Externally to front there are steps up to the front door and front, paved, garden. To the rear, is a level concrete garden with raised flower bed. Viewings recommend. EPC - D

### FRONT ENTRANCE HALLWAY

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



### RECEPTION ROOM ONE

UPVC double glazed bay window to front, radiator.

### RECEPTION ROOM TWO

UPVC double glazed window to rear, radiator.

### DINING ROOM

11'6" x 9'4" (3.53m x 2.85m)

UPVC double glazed window to side, radiator, doors to:

### UTILITY ROOM

UPVC double glazed window to side, Combi boiler on wall.

### KITCHEN

10'8" x 7'1" (3.27m x 2.18m)

UPVC double glazed window and entrance door to side, kitchen is fitted with matching wall and base units along with complementary worksurface, radiator.

### FIRST FLOOR

#### LANDING

Loft access, access to three bedrooms, family bathroom and W.C.

#### BEDROOM ONE

12'1" max x 9'0" max (3.70m max x 2.76m max)

UPVC double glazed obscured window to side, UPVC double glazed window to rear, radiator.

#### BEDROOM TWO

UPVC double glazed window to rear, radiator.

#### BEDROOM THREE

UPVC double glazed window to front, radiator.

#### BATHROOM

5'6" x 6'3" (1.69m x 1.91m)

UPVC double glazed obscured window to front, W.C., panelled bath with shower over head, pedestal wash hand basin, radiator.

### EXTERNAL

### FRONT

Steps up to front forecourt and front door.

### REAR

Level rear garden, laid concrete with flower beds.

### 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). 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 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](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.