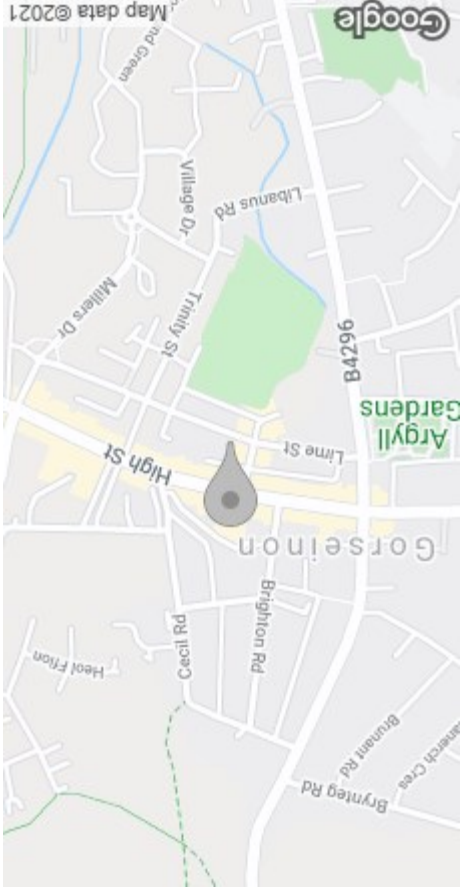


EPC

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and other items are approximate and responsibility is taken as such by prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or efficiency. Last updated: 2021.



AREA MAP



FLOOR PLAN



59 Lime Street
 Gorseinon, Swansea, SA4 4EE
 Auction Guide £40,000



GENERAL INFORMATION

AUCTION REGISTRATION IS NOW OPEN.

THE BIDDING WILL OPEN ON THE 26TH OF MAY AT MID DAY AND WILL CLOSE ON THE 27TH OF MAY AT MID DAY.

FOR MORE INFORMATION PLEASE CALL THE OFFICE

We are pleased to offer for sale by Auction this traditional two-bedroom, terraced property, that is in need of complete refurbishment. The property is situated close to all the local amenities that Gorseinon has to offer, such as, schools, doctors, supermarkets, and bus station. The property is a short drive to Gowerton train station and offers good access to M4 road links. The accommodation comprising: sitting room, dining room, kitchen, and utility room to the ground floor with, two bedrooms and family bathroom to the first floor. To the rear there is an overgrown rear garden. CASH BUYERS ONLY. NO VIEWING. DEEMED UNSAFE. PROPERTY NEEDS COMPLETE RENOVATION. If you require more information, please call our auction department on 01792 478904/03 EPC - G

FULL DESCRIPTION

SUMMARY

We are pleased to offer for sale by Auction this traditional two-bedroom, terraced property, that is in need of complete refurbishment. The property is situated close to all the local amenities that Gorseinon has to offer, such as, schools, doctors, supermarkets, and bus station. The property is a short drive to Gowerton train station and offers good access to M4 road links. The accommodation comprising: sitting room, dining room, kitchen, and utility room to the ground floor with, two bedrooms and family bathroom to the first floor. To the rear there is an overgrown rear garden. NO VIEWING. DEEMED UNSAFE. PROPERTY NEEDS COMPLETE RENOVATION. If you require more information, please call our auction department on 01792 478904/03 EPC - G



FRONT ENTRANCE PORCH

Entrance door, door to:

HALLWAY

Stairs to first floor landing, door to:

SITTING ROOM

10'0" x 11'5" (3.06m x 3.48m)

Window to front, fireplace.

DINING ROOM

11'9" x 8'11" (3.60m x 2.74m)

Window to rear, fireplace.

KITCHEN

12'0" x 8'5" (3.66m x 2.57m)

Window to side, fireplace, leads to:

UTILITY ROOM

5'3" x 9'10" (1.62m x 3.02m)

Two windows to rear and one window to the side, stainless steel sink.

FIRST FLOOR

LANDING

Doors to two bedrooms and family bathroom, loft access.

BATHROOM

12'3" x 8'3" (3.74m x 2.52m)

Window to rear, W.C, pedestal hand wash basin, panelled bath, storage cupboard.

BEDROOM ONE

10'5" x 14'11" (3.18m x 4.55m)

Two windows to front.

BEDROOM TWO

11'4" x 8'11" (3.47m x 2.72m)

Window to rear.

REAR

Overgrown rear 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 £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 - TBC

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.