



SMITHS
SALES & LETTINGS



12 Brynfield Court, Swansea, SA3 4TF

Auction Guide £200,000

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

www.smithshomes.com

Entrance

4'0" x 4'1" (1.22 x 1.26)



Accessed via the internal communal hallway (with lift access) comprising front door with natural wood finish, fitted carpet and intercom - open to the living room.

Living Room

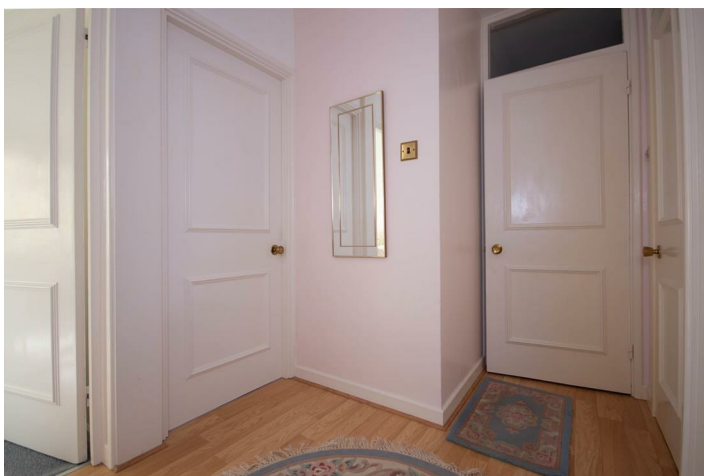
20'3" x 16'2" (6.19 x 4.95)



Expansive and bright with large PVCu windows & patio doors which open out to the sit-out balcony. Featuring fitted carpet, radiator, fireplace hearth with electric fireplace, tv point and phone point.

Hallway

6'1" x 6'0" (1.87 x 1.84)



Inner hallway featuring laminate flooring, two storage cupboards and doors to all rooms.

Kitchen

10'7" x 9'6" (3.23 x 2.90)



Fitted kitchen with a range of wall & base units, breakfast bar, composite sink and ceramic hob. Also with PVCu windows & external door, tiled flooring and space for a washing machine.

Bathroom

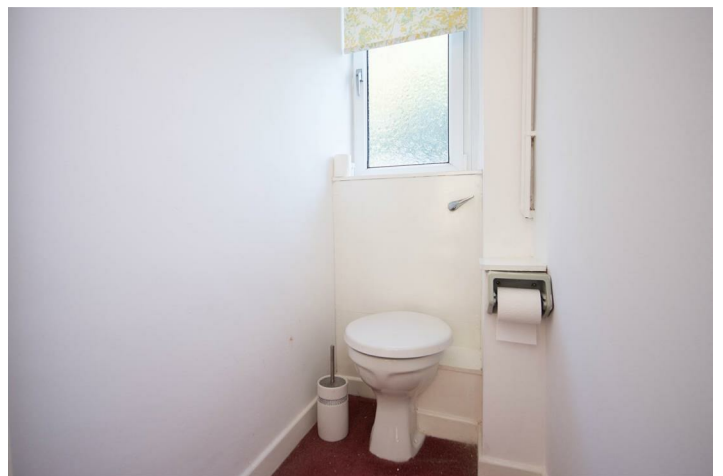
6'11" x 5'4" (2.13 x 1.64)



Comprising radiator, PVCu windows, enclosed shower and sink unit.

WC

6'6" x 2'8" (2.00 x 0.82)



Separate cloakroom with PVCu windows and WC.

Bedroom One

15'4" x 11'10" (4.69 x 3.62)



Spacious main bedroom with large sliding mirrored wardrobes, radiator, tv point, fitted carpet and PVCu windows to the front aspect.

Bedroom Two

12'4" x 11'9" (3.77 x 3.60)



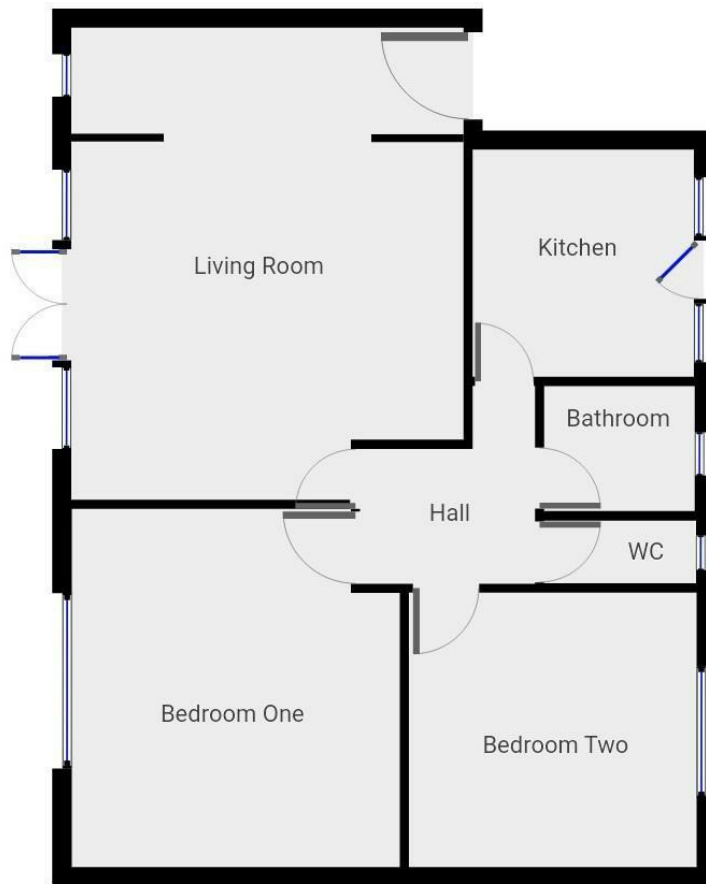
Currently used as a second reception room (dining room) with fitted carpet, radiator, thermostat, wall mounted boiler and PVCu windows to the rear aspect.

External



The property is located on the second floor in the middle section of Brynfield Court with front facing sit-out balcony and garage to the rear.

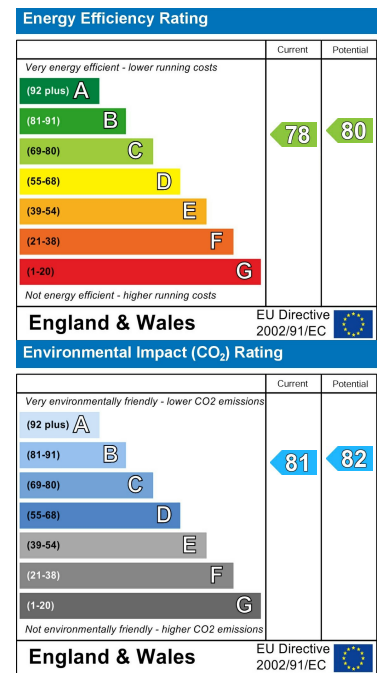
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Unit 4, 270 Cockett Road, Swansea, SA2 0FN
 T: 01792 465822 E: info@smithslettings.com



SMITHS
 SALES & LETTINGS