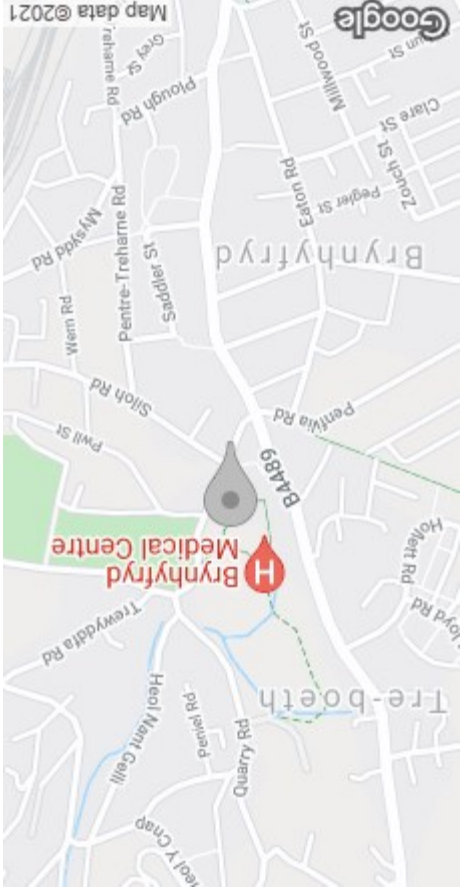
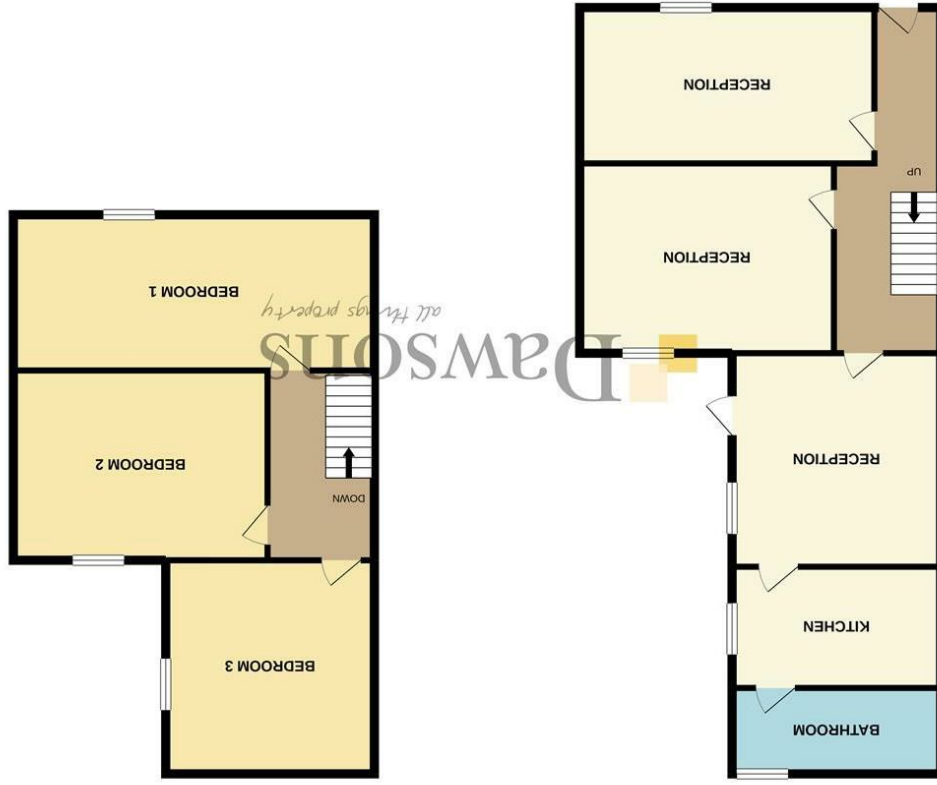


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

These particulars have been made to ensure the accuracy of the floorplan contained herein. Measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any variance or inaccuracy. They are for guidance only and should be used as a guide only. All dimensions are to the internal face of walls and doors are to the face of the door. Measurements are to the internal face of walls and doors are to the face of the door. Measurements are to the internal face of walls and doors are to the face of the door.



AREA MAP



1ST FLOOR

GROUND FLOOR

FLOOR PLAN



7 Cwm Level Road
 Brynhyfryd, Swansea, SA5 9DY
Auction Guide £40,000

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 3
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GENERAL INFORMATION

AUCTION REGISTRATION IS NOW OPEN.

THE BIDDING WILL OPEN ON THE 14TH OF JUNE AT MID DAY AND WILL CLOSE ON THE 15TH OF JUNE AT MID DAY.

FOR MORE INFORMATION PLEASE CALL THE OFFICE.

A three bedroom mid-terrace property within the popular Swansea suburb of Brynhyfryd. Benefiting from being within close proximity to local amenities and approx. 4 miles from Swansea City Centre. The accommodation comprises:- Entrance hallway, three reception rooms, kitchen and shower room to the ground floor. To the first floor there are three bedrooms. Externally there is an enclosed rear garden. EPC - F

FULL DESCRIPTION

SUMMARY

A three bedroom mid-terrace property within the popular Swansea suburb of Brynhyfryd. Benefiting from being within close proximity to local amenities and approx. 4 miles from Swansea City Centre. The accommodation comprises:- Entrance hallway, three reception rooms, kitchen and shower room to the ground floor. To the first floor there are three bedrooms. Externally there is an enclosed rear garden. EPC - F

ENTRANCE

Enter via wood door into:

HALLWAY

Staircase to first floor, access to:



RECEPTION ROOM ONE

11'11" x 10'1" (3.63 x 3.07)

Window to front, fireplace with gas fire.

RECEPTION ROOM TWO

11'5" x 9'6" (3.48 x 2.90)

Window to rear, fireplace with inset fire.

RECEPTION ROOM THREE

12'0" x 8'11" (3.66 x 2.73)

Window and door to side, feature fireplace with inset fire. Under stairs storage, access to:

KITCHEN

6'10" x 5'8" (2.08 x 1.72)

Range of wall mounted and base units with complimentary work surface, single bowl with drainer. Space for cooker and fridge freezer. Window to side. Access to:

SHOWER ROOM

Three piece suite comprising of pedestal wash hand basin, shower and low level w.c. Window to rear.

FIRST FLOOR

LANDING

Access to:

BEDROOM ONE

15'4" x 10'1" (4.68 x 3.08)

Window to front, fireplace, fitted carpet.

BEDROOM TWO

11'6" x 9'6" (3.50 x 2.89)

Window to rear, fireplace.

BEDROOM THREE

12'3" x 8'11" (3.74 x 2.71)

Window to side.

EXTERNAL

Enclosed 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 £995 plus VAT (£1,194).

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 - 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

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.