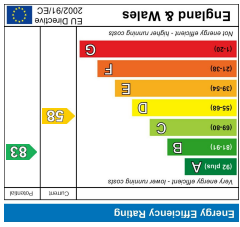


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

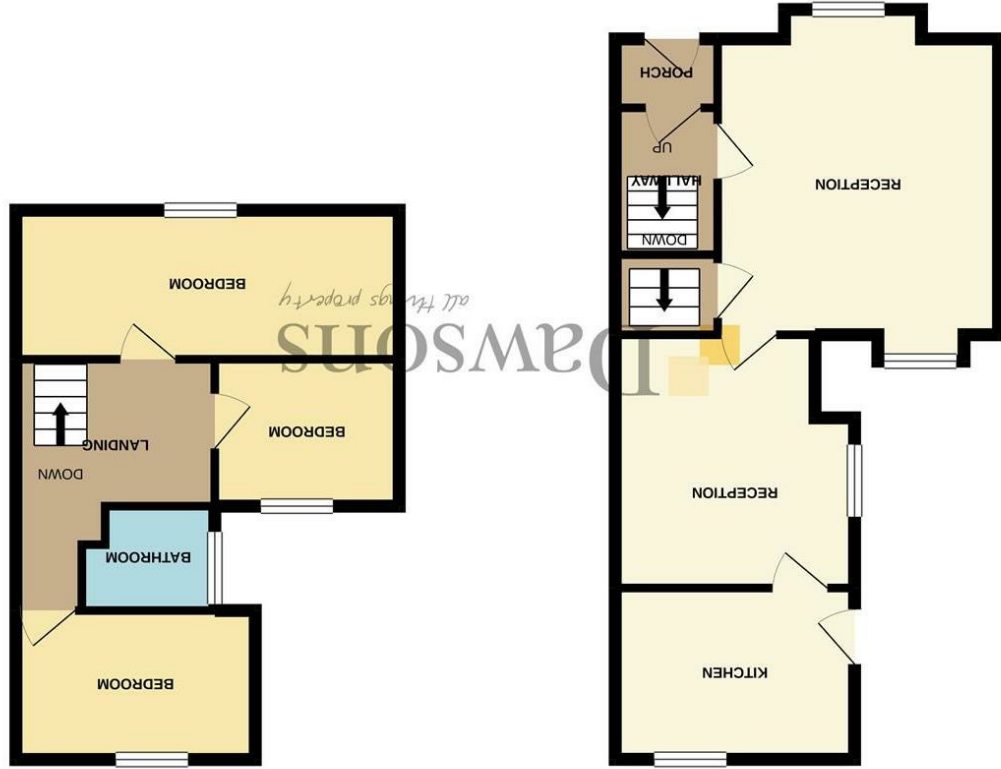
What every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of rooms, rooms and any other areas are approximate and no responsibility is taken for any error or omission in the floorplan. The plan is for the information of prospective buyers and should be used as such. The floorplan is not intended to be used as a guide to the layout of the property. It is not intended to be used as a guide to the layout of the property. It is not intended to be used as a guide to the layout of the property.



EPC



AREA MAP



1ST FLOOR

GROUND FLOOR

FLOOR PLAN



62 Brunswick Street  
 , Swansea, SA1 4JR  
 Auction Guide £110,000



## GENERAL INFORMATION

FOR SALE BY ONLINE AUCTION.

Offering a great opportunity to acquire a three bedroom, mid-terrace property, which is in need of complete refurbishment. The property is situated close to Swansea City Centre and local amenities. The accommodation comprises of lounge, dining room and kitchen to the ground floor, with step down to the basement. The first floor offers a family bathroom and three bedrooms. Benefits from an enclosed courtyard garden. Ideal investment property, viewings recommended. 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

Offering a great opportunity to acquire a three bedroom, mid-terrace property, which is in need of complete refurbishment. The property is situated close to Swansea City Centre and local amenities. The accommodation comprises of lounge, dining room and kitchen to the ground floor, with step down to the basement. The first floor offers a family bathroom and three bedrooms. Benefits from an enclosed courtyard garden. Ideal investment property, viewings recommended. EPC - D

### ENTRANCE PORCH

Entrance door, door to:

### HALLWAY

Stairs to first floor landing, radiator, door to:



**LOUNGE**  
12'10" max x 26'4" max (3.927m max x 8.032m max)  
UPVC double glazed box bay window to front, uPVC double glazed box bay window to rear, two radiators, fireplace, steps down to basement and dining room.

**DINING ROOM**  
18'4" max x 13'5" max (5.610m max x 4.092m max)  
Two uPVC double glazed windows to side, door to storage cupboard, fireplace, radiator, door to:

**KITCHEN**  
12'7" x 13'5" (3.849m x 4.111m)  
UPVC double glazed window to rear, entrance door to side, kitchen is fitted with matching wall and base units along with a complimentary work surface.

### FIRST FLOOR

**SPLIT LEVEL LANDING**  
Radiator, loft access, doors to three bedrooms and family bathroom.

**BEDROOM TWO**  
10'0" x 13'8" (3.049m x 4.190m)  
UPVC double glazed window to side, radiator.

**BATHROOM**  
7'10" x 6'4" max (2.397m x 1.934m max)  
Obscure window to side, W.C., pedestal wash hand basin, panelled bath, radiator.

**BEDROOM ONE**  
14'3" x 11'7" (4.367m x 3.549m)  
UPVC double glazed window to front, radiator, fitted wardrobe.

**BEDROOM THREE**  
11'0" x 10'1" (3.368m x 3.093m)  
UPVC double glazed window to rear, radiator, wall mounted boiler, fitted wardrobes.

### EXTERNALLY

**REAR**  
Enclosed courtyard

**FRONT**  
Enclosed front courtyard with gated access.

**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 £1,900 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.