



SMITHS
SALES & LETTINGS



6 Danygraig Road, Swansea, SA1 8LY
By Auction £110,000

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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.

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Entrance Hallway

5'4" x 4'9" (1.63 x 1.45)



Comprising PVCu wood effect external door, laminate flooring, radiator and internal part glazed door to the living room.

Living Room

16'2" x 15'2" widest (4.95 x 4.64 widest)



Featuring laminate flooring, PVCu windows to the front aspect, radiator and door through to the kitchen diner.

Kitchen Diner

16'3" x 9'3" (4.96 x 2.82)



Contemporary kitchen with new flooring, feature tall radiator, PVCu windows, patio doors to the garden and with space for a dining table. Also comprising a range of wall & base units in gloss white, with laminate worktop and stainless steel sink.

Landing

10'8" x 3'2" (3.26 x 0.98)



With fitted carpet, loft hatch and built in storage cupboard.

Bathroom

6'2" x 6'1" (1.88 x 1.87)



Modern bathroom with new vinyl flooring, heated towel rail, PVCu windows, shower over bath, sink & WC.

Bedroom One

14'1" x 9'9" (4.31 x 2.98)



Main bedroom featuring fitted carpet, radiator and PVCu windows to the rear aspect & views towards the sea.

Bedroom Two

10'6" x 7'9" (3.22 x 2.38)



Second double bedroom comprising fitted carpet, radiator and PVCu windows to the front aspect.

Bedroom Three

8'2" x 7'8" (2.50 x 2.34)



Third bedroom with fitted carpet, radiator and PVCu windows to the front aspect.

External

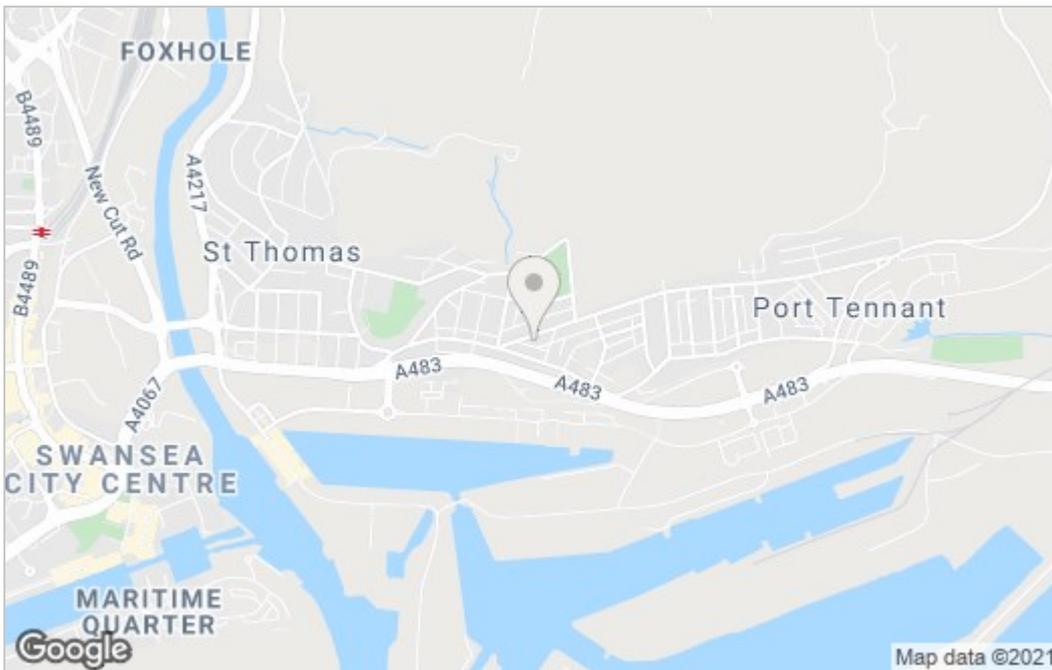


The property features a rear garden with patio area & lawn and neat front terrace. Sea views are present from the main bedroom window.

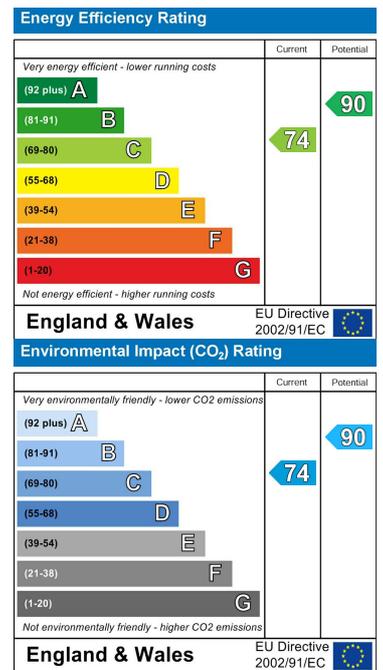
Floor Plan



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.

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