



**SMITHS**  
SALES & LETTINGS



**59 Loughor Road, Swansea, SA4 6AY**

**£750 PCM**

\*\*\* 3 BEDROOM UNFURNISHED END OF TERRACE FAMILY HOME \*\*\* REFURBISHED THROUGHOUT \*\*\* This 3 bedroom family home has recently been modernised throughout with a new fitted kitchen including integrated oven and hob, a new bathroom suite with separate shower and also redecorated throughout with new carpets and flooring. From the entrance hall there is a spacious open plan lounge dining room and a utility room with access to the rear garden. The three bedrooms and bathroom are located on the first floor and the property also benefits from having Gas Central Heating & Double Glazing \*\*\* AVAILABILITY FOR VIEWINGS FROM 18TH MAY \*\*\*

[www.smithshomes.com](http://www.smithshomes.com)

### Hallway

23'7" x 4'4" (7.20 x 1.34)

Spacious hallway with radiator, PVCu front door and doors to the three reception rooms.

### Reception Room One

12'11" x 11'6" (3.94 x 3.53)

First of three reception rooms with radiator, fitted carpet, PVCu windows & fireplace hearth.

### Reception Room Two

11'3" x 9'9" (3.44 x 2.98)

Second reception room with fitted carpet, built in alcove shelving, radiator and door to the kitchen.

### Reception Room Three

13'5" x 9'10" (4.09 x 3.01)

Third good size reception room located to the rear of the property with PVCu windows, built in cupboard, original stained glass door, fireplace with cover, radiator and understairs cupboard.

### Kitchen

12'6" x 6'10" (3.83 x 2.10)

Kitchen with sloping ceiling, wood panelling to walls, PVCu windows & wood door to the rear garden.

### Landing

9'10" x 2'11" (3.01 x 0.89)

Comprising fitted carpet and doors to the bedrooms and bathroom.

### Bathroom

13'5" x 9'11" (4.09 x 3.04)

Spacious bathroom with a range of fitted cupboards, PVCu windows, bath, sink & WC.

### Bedroom One

17'9" x 12'5" (5.42 x 3.81)

Spacious full width bedroom featuring dual PVCu windows, natural wood floor, radiator and fireplace.

### Bedroom Two

11'6" x 8'11" (3.51 x 2.73)

Second bedroom comprising fitted carpet, radiator and PVCu windows.

### External



The property is located in Gorseinon and features a rear lawned garden with outbuilding.

### Disclaimer

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.


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.

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 £220.00 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.

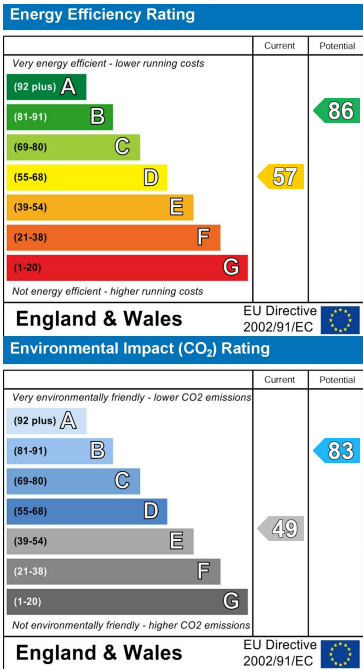
Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



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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