

John. Francis

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NEW
INSTRUCTION



84 Baptist Well Street, Swansea SA1 6FG

FOR SALE BY PUBLIC AUCTION

For auction Guide Price £60,000 to £70,000

Three Bed Detached House
Three Reception Rooms
Enclosed Rear Garden
Off Road Parking

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NR/BT/57175/260517

DESCRIPTION

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A good size three bedroom detached property in Swansea situated with easy access to Swansea city centre and the many amenities it has to offer. The accommodation comprises entrance hallway, lounge, kitchen, dining room, sitting room, conservatory, three bedrooms, shower room and bathroom. The property also benefits from gas central heating and double-glazing. Externally there is space for off-road parking to the front of the property with the rear garden being laid mainly to a paved patio area. EER: D57

GUIDE PRICE £60,000-£70,000

ENTRANCE HALLWAY

Double-glazed entrance door to front, radiator, door to:

LOUNGE

14'3 x 10'7 widest point (4.34m x 3.23m widest) Double-glazed window to front, wooden flooring, fireplace with wood surround, coved ceiling, radiator, door to:

KITCHEN

13'8 x 7'5 (4.17m x 2.26m) Two double-glazed windows to rear, vinyl flooring, range of wall and base units with worktops over incorporating stainless steel sink and drainer, space for free standing cooker, space for fridge and separate freezer, part tiled walls, understairs storage cupboard, double-glazed door to side, opening to:

DINING ROOM

9'1 x 7'5 (2.77m x 2.26m) Laminate flooring, radiator, opening to:

CONSERVATORY

10'9 x 9'8 (3.28m x 2.95m) Double-glazed windows to side and rear, double-glazed French doors to side, tiled flooring.

SITTING ROOM

14'3 x 9'3 (4.34m x 2.82m) Double-glazed patio doors to front, laminate flooring, double doors leading through from the dining room.

FIRST FLOOR LANDING

Two good size good sized storage cupboards, double-glazed window to side, door to:

BEDROOM 1

13'9 x 11'2 widest point (4.19m x 3.40m widest) Double-glazed window to front, laminate flooring, radiator, storage cupboard.

BEDROOM 2

11'2 x 9'4 (3.40m x 2.84m) Double-glazed window to front, laminate flooring, radiator.

BEDROOM 3

10'7 x 9'1 widest point (3.23m x 2.77m widest) Double-glazed window to rear, laminate flooring, radiator.

SHOWER ROOM

Double-glazed window to rear, vinyl flooring, WC, pedestal wash hand basin, bidet, shower enclosure, tiled walls.

BATHROOM

Double-glazed window to rear, vinyl flooring, radiator, panel corner bath, wash hand basin, tiled splashback.

EXTERNALLY

To the front there is off-road parking space, side pedestrian access leading around to the rear garden which is enclosed and mainly laid to a paved patio.

SERVICES

We are advised that mains services are connected.

AUCTION DATE & VENUE

For Sale by Public Auction at Parc Y Scarlets, Llanelli on Wednesday, 5th July 2017 at 1pm (unless previously sold or withdrawn).

SOLICITORS

DJM Solicitors
16 Axis Court
Mallard Way
Riverside Business Park
Swansa Vale
Swansea
SA7 0AJ
Contact: Miss Angharad Lloyd

VIEWING

By appointment with the selling Agents on 01792 653508 or e-mail swansea@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

GUIDE PRICES

The guide price is given to assist buyers in deciding whether or not to pursue a purchase. It is usually, but not always, the provisional reserve range agreed between the seller and the auctioneer at the start of marketing. As reserves are not fixed until up to the day of auction, guide prices may be adjusted. Any changes in price guides, for whatever reason, will be posted on our website and in our auction room as an "addendum of sale". Guide prices can be shown in the form of a minimum and maximum price range within which the reserve will fall or as a single price figure. Where a single price is quoted, the reserve will fall within 10% of the guide. The guide price is not the reserve price and both guide price and reserve price can be subject to change up to and including the day of auction.

RESERVE PRICE

The reserve price is the seller's minimum sale price at auction. It is the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and auctioneer. Both the guide price and reserve price can be subject to change up to and including the day of auction.

AUCTION CATALOGUE

A full catalogue of the auction can be obtained from any John Francis office. It is important that prospective purchasers obtain a copy and/or read the Auction Section of our Web Site to be fully aware of the costs and implications of buying at auction.

NOTE TO BUYERS

Whilst all information on these details are believed to be correct auction entries can change even at the last moment. To avoid disappointment, please contact our office on the day of sale to confirm that this property has not been altered, sold prior or withdrawn from auction.

LEGAL PACKS

A legal pack will be available for inspection on this property's entry on our website. First time users of the system will need to register, but all information is available free of charge. For any queries on documents contact our office.

BIDDING NUMBERS

All potential auction bidders need to register prior to the auction. To comply with current legislation to register please provide proof of ID as well as proof of address. Please do not leave this to the day of the auction as we cannot guarantee copying facilities at the auction venue.

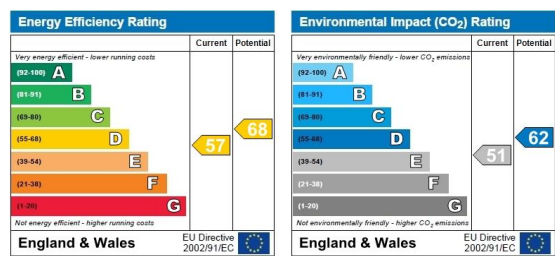
BUYERS PREMIUM

Buyers should note that should they be successful in the purchasing at auction a Buyers Premium of £300.00 plus VAT shall be levied and paid to Messrs. John Francis (Wales) Limited

DIRECTIONS

From our office in Swansea, proceed down Mansel Street and filter left onto Dyfatty Street. At Dyfatty lights, turn left onto Carmarthen Road. Take the third turning left onto Waun Wen Road and take the first left onto Baptist Well Street. The property will be found on the right-hand side as identified by our for sale by auction board.

84 Baptist Well Street, Swansea SA1 6FG



**John.
Francis**