



125 St Helens Road, Swansea, SA1 3UN

- FOR SALE BY PUBLIC AUCTION
- WEDNESDAY 12TH JUNE 2019 AT 3PM
- THE MARRIOTT HOTEL SWANSEA MARINA



OFFERS IN EXCESS OF £110,000

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SUMMARY

A fantastic investment opportunity to purchase two, one bedroom flats located on St Helens Road with brilliant links to the city centre, university and mumbles. The properties have gas central heating, both offer fitted kitchens and bathrooms. Viewings are highly recommended to get a feel for the property.

GROUND FLOOR

FRONT ENTRANCE PORCH

Entrance door to front, door to:

HALLWAY

Radiator, access to ground floor flat and staircase to first floor flat.

GROUND FLOOR FLAT

ENTRANCE HALLWAY

Access to:

LOUNGE 3.69m (max) x 3.66m (max)
(12'1" (max) x 12'0" (max))

UPVC double glazed bay window to front, radiator.

BEDROOM 3.82m x 2.60m (12'6" x 8'6")
UPVC double glazed window to rear, radiator.

KITCHEN 3.90m x 2.75m (12'10" x 9'0")
Fitted kitchen with matching wall and base units with complimentary work surface over, integrated fan oven with extractor fan above, wall mounted combi boiler, window to side, access to:

REAR PORCH

Door to rear garden, door to:

BATHROOM 3.78m x 2.80m (12'5" x 9'2")

W.C, panelled bath with shower over head, radiator, window to rear.

FIRST FLOOR FLAT

LANDING

Access to loft and:

LOUNGE 4.73m (max) x 3.59m (15'6" (max) x 11'9")

Two uPVC double glazed windows to front, radiator.

BEDROOM 3.62m x 2.98m (max) (11'11" x 9'9" (max))

UPVC double glazed window to rear, radiator.

KITCHEN 4.85m x 2.80m (15'11" x 9'2")

Matching wall and base units with complimentary worksurface over, integrated fan oven with electric four ring hob and fan above, access to:

BATHROOM 2.90m x 1.71m (9'6" x 5'7")

W.C, pedestal wash hand basin, panelled bath with shower head over, door to airing cupboard, radiator, uPVC double glazed window to rear.

EXTERNAL

Level rear garden with patio seating area, grass lawn and gated access to rear lane.

N.B.

Upon exchange, a 10% deposit and a Buyers Premium of £350 plus VAT (£420) is payable.

TENURE: Freehold

COUNCIL TAX: A

EPC RATING: GF - D FF - E

VIEWING: STRICTLY VIA VENDORS AGENTS.

NB: On the day of the auction all successful purchasers will be subject to a deposit of 10% of the purchase price along with a buyers premium. Legal packs can be downloaded through the Dawsons website www.dawsonsproperty.co.uk

Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.

