

FOR AUCTION



## 2 Voylart Road, Dunvant SA2 7UA

FOR SALE BY PUBLIC AUCTION.

**For auction Guide Price £175,000 to £185,000**

Huge Rear Garden With Building Potential  
Generous Size Front And Side Gardens  
Scope And Potential To Develop Further (STP)  
Driveway And Garage

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

**SS/RO/72836/101019**

**DESCRIPTION**  
**FOR SALE BY PUBLIC AUCTION.**

A three bedroom detached property built Circa 1900 that sits in a very generous size plot, offering potential to develop further (subject to the necessary planning conditions). Of interest to builders, investors and speculators the property is in need of further upgrading and modernisation throughout and would make a beautiful family home. The property is situated in the popular and sought after residential area of Dunvant, approximately 5 miles from the City Centre of Swansea and is a short distance away from all the shops and amenities of the Killay precinct.

The accommodation comprises hallway, two reception rooms and kitchen to the ground floor, whilst to the first floor there are 3 bedrooms and a bathroom. The property also benefits from gas central heating, driveway parking with garage and

**ENTRANCE PORCH**

Enter via front entrance door, original door with matching glazed side panel to:

**HALLWAY**

Stairs to first floor with storage cupboard under,

doors to:

**LOUNGE/SITTING ROOM**

24'7 x 12'3 (7.49m x 3.73m)

Coving, wood panel walls, double glazed windows to front and rear, 2 double glazed windows to side.

**DINING ROOM**

14'10 x 10'9 (4.52m x 3.28m)

Gas fire, built-in storage cupboard, double glazed window to side, glass door to:

**KITCHEN**

11'1 x 10'8 (3.38m x 3.25m)

Range of base units with single drainer stainless steel sink unit and mixer tap, space for fridge/freezer, plumbing for washing machine, double glazed window to rear, door to side and rear.

**FIRST FLOOR**

**LANDING**

Double glazed window to side, attic hatch, doors to:

**BEDROOM ONE**

15'5 x 12'5 (4.70m x 3.78m)

Picture rail, 2 double glazed windows to front.

**BEDROOM TWO**

12'8 x 11'3 (3.86m x 3.43m)

Picture rail, double glazed window to rear, built-in storage cupboard.

**BEDROOM THREE**

7'4 x 7'1 (2.24m x 2.16m)

Double glazed window to rear, built-in wardrobe.

**BATHROOM**

10'6 x 5'6 (3.20m x 1.68m)

Three piece suite comprising panelled bath with electric shower over, vanity wash hand basin, low level WC, built-in storage cupboard housing Baxi boiler servicing the domestic hot water and central heating, double glazed frosted window to rear, tiled walls.

**EXTERNALLY**

To the front of the property is driveway parking with a large side area incorporating lawned area with mature shrubs, trees and flower borders. To the rear is a larger than average, good sized garden being level and mainly laid to lawn with a selection of fruit trees, flower borders, evergreens, **STORAGE UNIT**, **WC** and **GARAGE** with work pit and power and lighting connected.

**SERVICES**

TBC.

**AUCTION DATE & VENUE**

For Sale by Public Auction on Wednesday 27th November 2019 at Parc Y Scarlets, Llanelli at 3pm (unless previously sold or withdrawn).

**SOLICITORS**

Goldstones  
10 Walter Road  
Swansea  
SA1 5NF  
Contact: Mr Julian  
Hoskins

### **VIEWING**

By appointment with the  
selling Agents on 01792  
297800 or e-mail  
killay@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

### **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.

### **REGISTERING TO BID**

All potential auction  
bidders need to register  
prior to the auction. To  
comply with legislation  
you will need to register  
and on the day of the  
auction obtain a Bidding  
Number from us. (Proxy/  
Telephone bids vary).

You MUST provide us  
with proof of ID as well  
as proof of address. It is  
best that you register  
with us well in advance  
of the auction day.  
Please do not leave this  
to the day of the auction  
as we cannot guarantee  
copying facilities at the  
auction venue.

You MUST also provide  
us with **PROOF OF  
DEPOSIT** – 10% of the

guide price (highest figure of the guide) or if the guide is less than £20,000 then £2,000 min. We do not give bidding numbers out

### **BUYERS PREMIUM**

Buyers should note that should they be successful in the purchasing at auction a Buyers Premium of £500.00 plus VAT shall be levied and paid to Messrs. John Francis (Wales) Limited

### **DIRECTIONS**

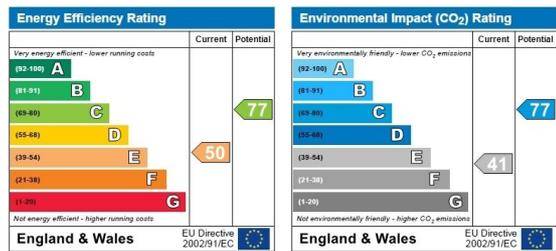
From our Killay office, proceed to the mini-roundabout and take a left turn onto Goetre Fawr Road. Proceed over the next mini-roundabout and proceed onto Dunvant Road. Continue past the Hungary Horse Public House and proceed down the hill to Dunvant Square. Proceed up the hill then taking a left turning into Fairwood Road. Continue for approximately 200 yards then turning left into Voylart Road where the subject property can be found on the immediate right.



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**John.  
Francis**