



**23 Clees Lane, Ystralyfera, Swansea, SA9 2BX**

- FOR SALE BY PUBLIC AUCTION
- WEDNESDAY 14TH AUGUST 2019 AT 3PM
- AT THE MARRIOTT HOTEL SWANSEA MARINA.



**OFFERS IN EXCESS OF £29,000**

11 Walter Road, Swansea, SA1 5NF  
T: 01792 646060 | F: 01792 643 974  
sw@dawsonsproperty.co.uk

## SUMMARY

Three bedroom semi detached property located in Ystralyfera. Accommodation comprises: entrance hallway, lounge, kitchen diner and rear hallway to the ground floor. With three bedrooms and family bathroom to the first floor. Externally to front is a forecourt. With an overgrown garden to rear. Viewings recommended. **CASH OFFERS ONLY** **STRUCTURAL ISSUES PRE AUCTION OFFERS WELCOME.**

### FRONT ENTRANCE HALLWAY

Entrance door, doors to lounge, dining room, rear hallway.

### LOUNGE 6.71 m x 3.11 m (22'0" mx 10'2" m)

UPVC double glazed windows to front and back, radiator, fireplace with gas fire.

### KITCHEN DINER 6.78 m x 2.84 m max (22'3" mx 9'4" mmax)

Windows to front and back, gas fire, kitchen is fitted with matching wall and base units long work surface, door to rear hallway.

### REAR HALLWAY

Entrance door to rear courtyard, radiator, door to cupboard under stairs, stairs to 1st floor landing.

## FIRST FLOOR

### LANDING 6.76 m x 1.62 m (22'2" mx 5'4" m)

UPVC double glazed window to front, access to 3 bedrooms and bathroom

### BEDROOM ONE 3.63 m x 3.10 m (11'11" mx 10'2" m)

UPVC double glazed window to front, radiator.

### BEDROOM TWO 3.04 m x 3.07 m (10'0" mx 10'1" m)

UPVC double glazed window to rear, radiator.

### BEDROOM THREE 3.72 m x 2.36 m (12'2" mx 7'9" m)

UPVC double glazed window to front.

## BATHROOM

UPVC double glazed obscure window to rear, WC, wash hand basin, panelled bath, door to airing cupboard.

## EXTERNAL

### FRONT

Front forecourt with bushes and shrubs.

### REAR

Rear courtyard, door to WC, door to storage, door to rear garden, steps up to overgrown garden.

### N.B.

Upon exchange, a 10% deposit and a Buyers Premium of £650 plus VAT (£780) is payable.

**TENURE:** Freehold

**COUNCIL TAX:** B

**EPC RATING:** 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](http://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.

