



22 Long Oaks Avenue, Uplands, Swansea, SA2 0LE

- FOR SALE BY ONLINE AUCTION
- TO VIEW THE PROPERTY LEGAL PACK PLEASE VISIT WWW.DAWSONSPROPERTY.CO.UK

OFFERS IN EXCESS OF £150,000

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SUMMARY

We have pleasure in offering for sale by Auction this traditional semi detached property comprises: entrance hallway, lounge, living room, dining room and kitchen to the ground floor, with four bedrooms, family bathroom and W.C to the first floor. Externally to front, steps up to front garden and entrance door, gated side access to rear garden. To rear teared rear garden. The property provides easy access to local shops and amenities at Uplands & Sketty, Singleton hospital, Swansea University and the sea front. An idea investment property. In need of refurbishment and has some signs of cracking. EPC - D

FRONT ENTRANCE HALLWAY 4.089m x 2.04m (13'5" x 6'8")

Entrance door and windows to front, stairs to first floor landing, door to storage under stairs, door to:

LOUNGE 3.75m x 4.03m (12'4" x 13'3")

Bay window to front, radiator, fireplace.

LIVING ROOM 5.23m x 3.32m (17'2" x 10'11")

Window to rear, two radiators, gas fire and fireplace.

DINING ROOM 3.92m x 2.75m (12'10" x 9'0")

Window to side, radiator, fireplace.

KITCHEN 3.22m x 3.22m max (10'7" x 10'7" max)

Window to side and rear, entrance door to side, radiator, kitchen is fitted with matching wall and base units along with worksurface.

FIRST FLOOR

LANDING

Window to side, loft access, access to four bedrooms, bathroom and W.C.

BEDROOM ONE 3.80m x 3.67m (12'6" x 12'0")

Bay windows to front.

BEDROOM TWO 3.57m x 3.08m (11'9" x 10'1")

Window to rear, fitted wardrobes.

BEDROOM THREE 3.42m x 3.57m (11'3" x 11'9")

Bay window to rear, radiator, storage cupboard.

BEDROOM FOUR 2.37m x 2.48m (7'9" x 8'2")

Window to front.

BATHROOM 2.237m x 1.171m (7'4" x 3'10")

Window to side, panelled bath with shower over head, pedestal wash hand basin, door to airing cupboard housing Combi boiler.

W.C

Window to side, W.C.

EXTERNALLY

Externally to front, steps up to front garden and entrance door, gated side access to rear garden.

To rear, teared garden steps up to grass lawn.

N.B

Upon exchange, a 10% deposit is required. In addition, a Buyer's Premium fee is payable. This fee is 0.5% + VAT subject to a minimum fee of £950 plus VAT (£1,140).

Should the property go to an online auction a different fee is payable. A holding fee of £1,600 is payable to secure the property. You then have two days to exchange with a 10% deposit.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 478903/04

NB: All successful Purchasers will be subject to 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.