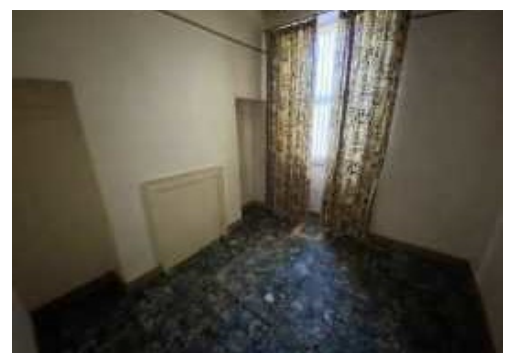




## **67 Sebastopol Street, St Thomas, Swansea, SA1 8BL**

- ONLINE AUCTION WILL START ON THE 14TH OF DECEMBER AT MID DAY AND WILL CLOSE ON THE 16TH OF DECEMBER AT MID DAY
- BIDDER REGISTRATION IS NOW OPEN ON OUR DAWSONS PROPERTY PAGE.
- PLEASE CONTACT AUCTION DEPARTMENT FOR ANY ENQUIRIES.



**OFFERS IN EXCESS OF £70,000**

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

## SUMMARY

Three bedroom mid terrace property situated on Sebastopol Road, a fantastic location and an ideal investment property. Good links to the City Centre, SA1 development, the new Bay Campus and the M4. Accommodation comprises: porch, hallway, lounge, dining room, W.C and kitchen to the ground floor. To the first floor are three bedrooms and bathroom. Externally to front there are steps up to the front door and an over grown front and rear garden. Viewing highly recommended, perfect investment property.

## FRONT ENTRANCE PORCH

Entrance door, door to:

## HALLWAY

Radiator, stairs to first floor landing, doors to:

## LOUNGE 6.48m x 2.73m (21'3" x 8'11")

UPVC double glazed window to front and rear, fireplace with gas fire, two radiators.

## DINING ROOM 3.38m x 2.89m (11'1" x 9'6")

UPVC double glazed window to side, door to:

## REAR PORCH

UPVC entrance door to side, radiator, door to:

## W.C

W.C

## KITCHEN

UPVC double glazed window to rear, fitted kitchen.

## FIRST FLOOR

## LANDING

Loft access, access to three bedrooms and family bathroom.

## BEDROOM ONE 3.13m x 4.62m (10'3" x 15'2")

UPVC double glazed window to front, radiator.

## BEDROOM TWO 3.12m x 2.79m (10'3" x 9'2")

UPVC double glazed window to rear, radiator.

## BEDROOM THREE 3.13m x 3.12m (10'3" x 10'3")

UPVC double glazed window to rear, radiator.

## BATHROOM

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

## EXTERNALLY

Front - Steps up to front door, overgrown front garden.

Externally - Over grown rear garden.

## 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:** B

**EPC RATING:** E

**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](http://www.dawsonsproperty.co.uk)

Offices @ Swansea, Marina, Killay, Sketty, Mumbles,  
Morrison, 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.

