



130 Salem Road, Plasmarl, Swansea, SA6 8NN

- FOR SALE BY ONLINE AUCTION
- TO VIEW THE PROPERTY LEGAL PACK PLEASE VISIT WWW.DAWSONSPROPERTY.CO.UK
- PLEASE CONTACT THE OFFICE TO EXPRESS YOUR INTEREST OR FOR MORE INFORMATION



OFFERS IN EXCESS OF £90,000

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SUMMARY

Offering for sale by auction a non standard construction three bedroom detached bungalow along with a fair sized garage/workshop. The plot has previously had outline planning for a second detached dwelling, planning reference 2015/1410. The plot benefits from off road parking and an immense sense of privacy with woodland views. The current accommodation comprises: entrance porch, dining room, lounge, kitchen, bathroom and three bedrooms. Externally the property has two grass lawns and surrounded by woodland. Ideal investment opportunity, viewing highly recommended

ENTRANCE PORCH 1.14m x 3.10m (3'9" x 10'2")

Entrance door, radiator, door to:

DINING ROOM 3.12m x 3.10m (10'3" x 10'2")

UPVC double glazed window to side, radiator, sliding doors to:

LOUNGE 5.28m x 3.32m (17'4" x 10'11")

UPVC double glazed window to front, radiator, feature fireplace, door to:

KITCHEN

Window to side, kitchen is fitted with matching wall and base units along with work surface, door to pantry, door to:

REAR PORCH

Rear entrance door, door to:

BATHROOM 1.76m x 2.30m (5'9" x 7'7")

UPVC double glazed obscure window to rear, W.C, pedestal wash hand basin, panelled bath with shower over head, radiator.

BEDROOM ONE 4.15m x 3.85m (13'7" x 12'8")

UPVC double glazed window to front, radiator, fitted storage.

BEDROOM TWO 2.26m x 3.85m (7'5" x 12'8")

UPVC double glazed window to rear, radiator.

BEDROOM THREE 2.12m x 3.35m (6'11" x 11'0")

UPVC double glazed window to side, radiator.

EXTERNALLY

Off the lane there is parking for two cars, detached garage/workshop.

There is a level grass lawn with steps down to the property entrance. The property is surrounded by established trees and shrubs. Another level grass lawn can be found in front of the property entrance. There are two sheds to the rear of the property.

The plot has previously had outline planning for a second detached dwelling planning ref 2015/1410.

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 £1,700 is payable to secure the property. You then have two days to exchange with a 10% deposit.

TENURE: Freehold

COUNCIL TAX: B

EPC RATING: TBC

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,
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.

