



**51 Princess Street, Gorseinon, Swansea,
SA4 4FT**

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



OFFERS IN EXCESS OF £135,000

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SUMMARY

An opportunity to purchase this detached three bedroom house set in a popular location, close to local schools and amenities. The accommodation comprises of large reception room, fitted kitchen to the ground floor with three bedrooms and bathroom to the first floor. Benefits include GCH, uPVC double glazing, driveway and single garage. Viewing recommended an ideal investment. CASH BUYERS ONLY due to sulfate attack in the concrete ground floor.

ENTRANCE

Enter via uPVC double glazed door to front into:

HALLWAY

Coved and textured ceiling. Radiator. Storage cupboard. Doors into:

LOUNGE/DINER 6.77m x 4.14m (22'3" x 13'7")

LOUNGE

Coved and textured ceiling. UPVC double glazed window to front. Electric fireplace.

DINER

Dual aspect uPVC double glazed windows to side and rear. Coved and textured ceiling. Radiator. Door into:

KITCHEN 3.63m x 2.60m max (11'11" x 8'6" max)

Textured ceiling. Fitted with a range of base and wall units with complementary work surfaces over incorporating one and a half bowl sink unit and drainer. Integrated oven with four ring electric hob and extractor over. Tile effect flooring. Partially tiled walls. Plumbed for washing machine. Integrated dishwasher, UPVC double glazed window to rear, UPVC door to rear leading out onto the rear garden.

FIRST FLOOR

LANDING

Loft access. UPVC double glazed obscure glass window to side. Doors into:

BATHROOM

Fully tiled walls. UPVC double glazed window to rear. Vinyl flooring. Radiator. Three piece suite comprising pedestal wash hand basin, low level WC and panelled bath. Airing cupboard housing central heating boiler.

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.

BEDROOM ONE 3.73m x 3.53m (12'3" x 11'7")

UPVC double glazed window to front. Coved ceiling. Radiator.

BEDROOM TWO 3.74m x 3.15m (12'3" x 10'4")

Coved ceiling. Radiator. UPVC double glazed window to rear.

BEDROOM THREE 2.58m x 2.02m (8'6" x 6'8")

UPVC double glazed window to front. Radiator. Coved ceiling.

EXTERNAL

FRONT

Paved path leading to front door. Garden planted with a range of mature shrubs. Driveway leading to detached single garage.

REAR

Small lawned area bordered with a range of mature shrubs. Brick built outbuilding used for storage. UPVC pedestrian door into garage.

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 £1,800 is payable to secure the property. You then have two days to exchange with a 10% deposit.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: D

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

