



**99 Robert Street, Manselton, Swansea,  
SA5 9NA**

- FOR SALE BY ONLINE AUCTION
- PLEASE CONTACT THE OFFICE TO EXPRESS YOUR INTEREST OR FOR MORE INFORMATION
- TO VIEW THE PROPERTY LEGAL PACK PLEASE GO TO [WWW.DAWSONSPROPERTY.CO.UK](http://WWW.DAWSONSPROPERTY.CO.UK)



**OFFERS IN EXCESS OF £80,000**

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## SUMMARY

Traditional two bedroom terraced property, located in the ever popular Manselton area. Accommodation comprises: entrance hall, lounge, dining room, kitchen, rear porch and bathroom to the ground floor. With two bedrooms to the first floor. The property benefits from a gas Combi boiler, level rear garden and boarded loft. Viewings highly recommended.

### ENTRANCE HALLWAY

Entrance door, radiator, stairs to first floor landing, doors to:

### LOUNGE 3.38m x 3.77m (11'1" x 12'4")

UPVC double glazed bay window to front, radiator, fireplace with gas fire.

### DINING ROOM 3.47m x 3.45m (11'5" x 11'4")

UPVC double glazed window to rear, radiator, fireplace with gas fire, cupboard under stairs, door to:

### KITCHEN 3.19m x 2.56m (10'6" x 8'5")

UPVC double glazed window to side, kitchen is fitted with matching wall and base units along with complimentary work surfaces, radiator, Combi boiler mounted on wall, door to:

### REAR PORCH

Entrance door to rear garden, door to airing cupboard, door to:

### BATHROOM 1.66m x 2.57m (5'5" x 8'5")

UPVC double glazed obscure window to rear, shower cubicle, WC, vanity unit with wash hand basin, panelled bath, radiator.

## FIRST FLOOR

### LANDING

UPVC double glazed window to rear, radiator, loft access, doors to:

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 3.36m x 4.74m (11'0" x 15'7")

UPVC double glazed window to front, radiator.

### BEDROOM TWO 3.46m x 2.68m (11'4" x 8'10")

UPVC double glazed window to rear, radiator.

## EXTERNAL

### FRONT

Gated forecourt.

### REAR

Level rear garden, concrete seating area leading to level 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 £1,950 is payable to secure the property. You then have two days to exchange with a 10% deposit.

### TENURE:

### COUNCIL TAX: B

### EPC RATING: TBC

### 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)

