

**1ST FLOOR** 

**FLOOR PLAN** 



**AAM A3AA** 



евоиир егоов



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

11 Walter Road, Swansea, SA1 5NF T 01792 646060 E sw@dawsonsproperty.co.uk W dawsonsproperty.co.uk



28

səlsW & bnslgn∃

**99 Robert Street** Manselton, Swansea, SA5 9NA **Auction Guide £80,000** 





# **GENERAL INFORMATION**

#### FOR SALE BY ONLINE AUCTION.

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. EPC - D

PLEASE BE ADVISED THAT WHILST VIEWINGS ARE RESTRICTED THE PROPERTY WILL NOT BE ENTERED INTO AN ONLINE AUCTION UNTIL THE LEGAL PACK IS COMPLETE AND THERE IS SUFFICIENT INTEREST FOR BIDDING TO COMMENCE.

ANY PRE AUCTION OFFER IS SUBJECT TO AN AUCTION EXCHANGE OF A 10% DEPOSIT, BUYERS PREMIUM AND 28 DAY COMPLETION

# **FULL DESCRIPTION**

## **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. EPC - D

ENTRANCE HALLWAY

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









LOUNGE 11'1" x 12'4" (3.38 x 3.77) UPVC double glazed bay window to front, radiator, fireplace with gas fire.

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

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

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

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

5'5" x 8'5" (1.66 x 2.57)

#### **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.

# N.B

Tenure - Freehold

All successful Purchasers will be subject to a buyers premium or holding fee. Legal packs can be downloaded through the Dawsons website www.dawsonsproperty.co.uk





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:

#### **BEDROOM ONE** 11'0" x 15'7" (3.36 x 4.74) UPVC double glazed window to front,

radiator.

#### **BEDROOM TWO** 11'4" x 8'10" (3.46 x 2.68) UPVC double glazed window to rear, radiator.

EXTERNAL