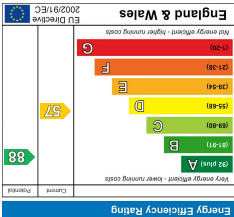


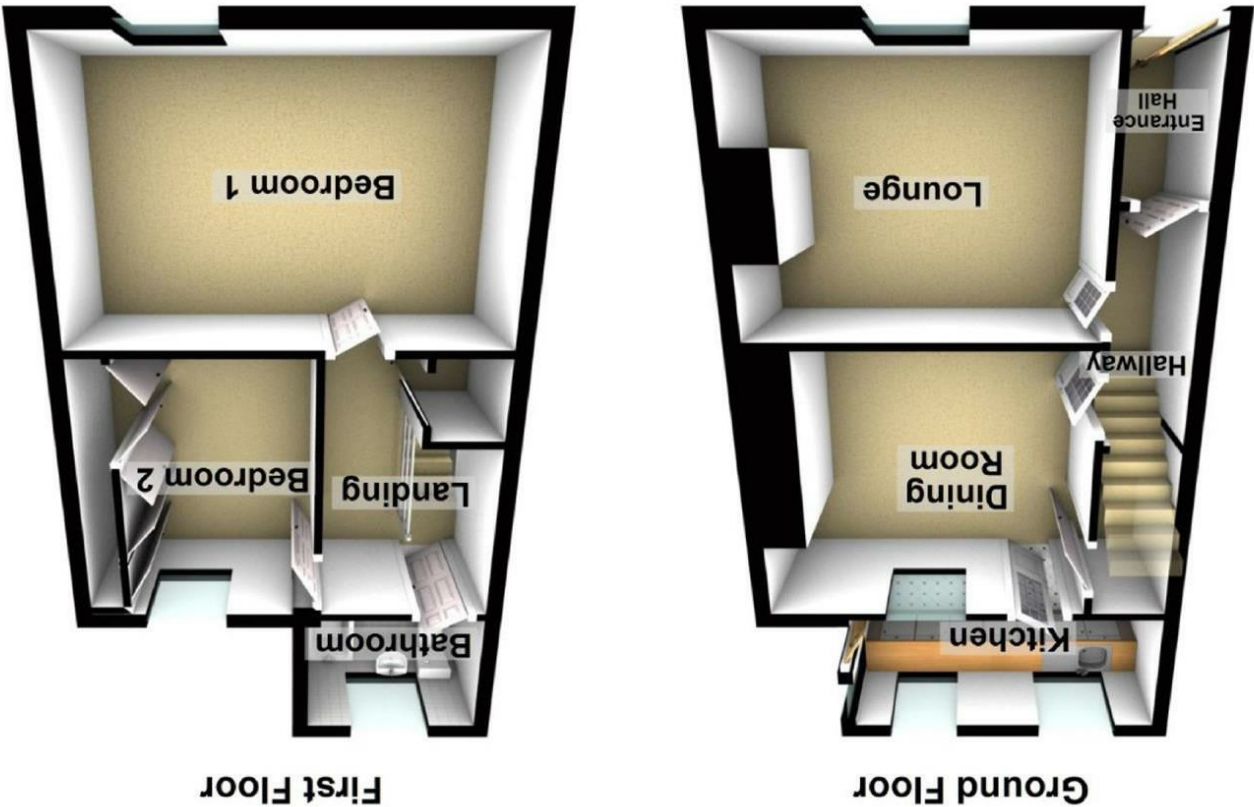
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

FOR SALE BY ONLINE AUCTION.

We are delighted to offer for sale by Online Auction this ideal investment purchase in Brynhyfryd, Swansea. To the ground floor the property comprises of entrance hall, lounge, dining room & kitchen. To the first floor the property offers two bedrooms and bathroom. The property further benefit's from gas central heating and offers a lawned garden to rear. The property is conveniently located close to local amenities, schools and provides great transport links to Swansea City Centre, Morfa Retail Park & Liberty Stadium. 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

We are delighted to offer for sale by Online Auction this ideal investment purchase in Brynhyfryd, Swansea. To the ground floor the property comprises of entrance hall, lounge, dining room & kitchen. To the first floor the property offers two bedrooms and bathroom. The property further benefit's from gas central heating and offers a lawned garden to rear. The property is conveniently located close to local amenities, schools and provides great transport links to Swansea City Centre, Morfa Retail Park & Liberty Stadium. EPC - D.

GROUND FLOOR



ENTRANCE HALL

Entered via front entrance door, radiator, stairs to first floor.

LOUNGE

12'8" x 9'11" (3.86 x 3.03)

UPVC double glazed window to front, radiator, feature electric fireplace, coving to ceiling.

DINING ROOM

11'9" x 11'2" (3.57 x 3.40)

Glazed window to rear, coving to ceiling, feature gas fireplace, under stairs storage cupboard.

KITCHEN

12'10" x 5'5" (3.90 x 1.66)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer, plumbing for washing machine, space for fridge/freezer and cooker, radiator, vinyl flooring, two uPVC double glazed windows to rear, uPVC double glazed window to side, door to rear garden.

FIRST FLOOR

LANDING

Stairs to ground floor, storage cupboard.

BEDROOM ONE

14'7" x 10'3" (4.45 x 3.12)

UPVC double glazed window to front, radiator, coving to ceiling,

BEDROOM TWO

10'10" x 9'3" (3.31 x 2.81)

UPVC double glazed window to rear, fitted wardrobes, storage cupboard housing hot water tank.

BATHROOM

Fitted with three piece suite comprising bath with fitted electric shower over,

wash hand basin and WC, radiator, vinyl flooring, uPVC double glazed window to rear,.

EXTERNAL

Enclosed rear garden laid to lawn with side paved pathway, mature shrubs.

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.

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