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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.

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**FLOOR PLAN** 



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**15 Sterry Road** Gowerton, Swansea, SA4 3BS **Auction Guide £63,000** 





# **GENERAL INFORMATION**

#### FOR SALE BY ONLINE AUCTION.

A fantastic investment opportunity to purchase a two bedroom property in a most convenient location with easy access to local amenities, schools, Gowerton train station and the M4. Briefly comprising entrance porch, living room/diner, kitchen, shower room, two bedrooms and a separate WC. Externally there is a patio which steps up to a good sized garden laid mainly to lawn. Please be aware that Japanese Knotweed is in the vicinity of the property (Please make your own investigations). 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**

A fantastic investment opportunity to purchase a two bedroom property in a most convenient location with easy access to local amenities, schools, Gowerton train station and the M4. Briefly comprising entrance porch, living room/ diner, kitchen, shower room, two bedrooms and a separate WC. Externally there is a patio which steps up to a good sized garden laid mainly to lawn. Please be aware that Japanese Knotweed is in the vicinity of the property (Please make your own investigations). EPC-D

### **Ground Floor**

Entrance via wooden door with rose patterned stained glass panel into:









**Hallway** Stairs to first floor with under stairs cupboard. Radiator. Door into:

## Lounge/Diner 20'11" x 12'4" (6.37 x 3.77)

Window to front. Radiator. Door into:

## Kitchen

**6'5" x 12'6" (1.96 x 3.80)** A galley style kitchen fitted with a range of base, wall and drawer units with work

of base, wall and drawer units with worl surfaces over. Space for cooker and under counter fridge freezer. UPVC double glazed glass panel door to rear.

## Shower Room

**7'7" x 6'6" (2.3 x 1.97)** UPVC double glazed window to rear. Walk-in shower. Low level WC. Pedestal wash hand basin. Part tiled walls. Vinyl flooring.

## First Floor

Landing

## Rear:

A patio stepping up to a good size enclosed garden which is mainly laid to lawn and bordered with mature hedges.

## N.B

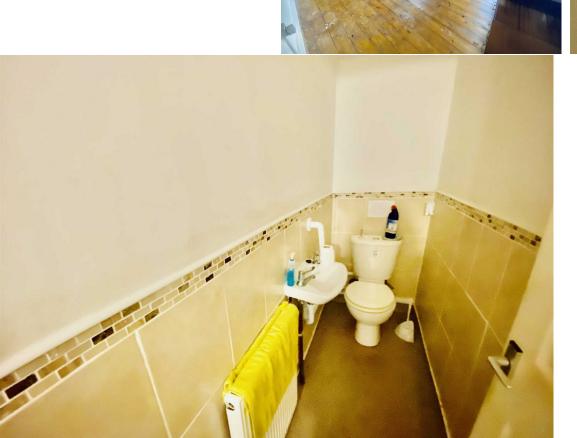
Upon exchange, a 10% deposit is required. In addition, a Buyer's Premium fee is payable. This fee is 0.5% + VAT subject to a minimum fee of £950 plus VAT (£1,140).

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





Doors into:

#### **Bedroom One** 14'9" x 9'6" (4.50 x 2.9) Two windows to front. Radiator. Stripped wood floorboards.

# WC

Low level WC. Wash hand basin. Radiator. Part tiled walls. Vinyl flooring.

#### **Bedroom Two** 8'2" x 12'1" (2.50 x 3.68) UPVC double glazed window to rear. Radiator. Eaves storage.

## Externally

Front: A low maintenance forecourt laid with chipping stones. Steps up to entrance door. the Dawsons website www.dawsonsproperty.co.uk