



Dawsons

estate agents



79 Bryn Road, Loughor, Swansea, SA4 6PR

- FOR SALE BY PUBLIC AUCTION
- WEDNESDAY 28TH FEBRUARY 2018 AT 3PM
- THE MARRIOTT HOTEL SWANSEA MARINA.



OFFERS IN EXCESS OF £105,000

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SUMMARY

A rare opportunity to acquire a traditional detached property situated close to local amenities. The accommodation briefly comprises of , two reception rooms, kitchen and utility room to the ground floor with three bedrooms, study, shower and bathroom to first floor. Part uPVC DG & GCH. Forecourt and rear garden. Ideal investment purchase.

ENTRANCE

Enter via wooden panel door into:

HALLWAY

Stairs to first floor, under stairs storage cupboard, doors off to:

LOUNGE 4.358m x 3.121m (14'4" x 10'3")

Bay window to front, radiator.

DINING ROOM 4.044m x 3.538m (13'3" x 11'7")

Door to rear, radiator.

KITCHEN 5.501m x 3.477m (18'1" x 11'5")

Window and door to side, fitted with a range of wall and base units with work surface over, one and a half bowl sink and drainer with mixer tap, tiled to splash back, radiator, pantry.

UTILITY ROOM

Window to side, door to side, base units, plumbed for washing machine, space for tumble dryer, stairs to first floor.

FIRST FLOOR LANDING

Window to side, loft access.

BEDROOM ONE 4.244m x 3.768m (13'11" x 12'4")

UPVC double glazed window to front, radiator.

BEDROOM TWO 4.248m x 3.391m (13'11" x 11'1")

Window to rear, radiator.

BEDROOM THREE 2.731m x 2.451m (8'11" x 8'0")

UPVC double glazed window to front, radiator.

REAR LANDING

Window to side, radiator, stair way leading to utility room.

STUDY 4.987m x 2.313m (16'4" x 7'7")

Built in sliding wardrobes.

SHOWER ROOM

Tiled flooring, tiled to splash back, storage cupboard, hot water tank, free standing boiler, shower.

BATHROOM

Window to side and rear, fitted with a three piece suite comprising low level WC, wash hand basin in vanity unit and bath, radiator, tiled to splash back.

EXTERNAL

FRONT

Forecourt front with path leading to entrance door.

REAR

Rear garden laid to lawn.

DIRECTIONS

From our office on High Street, Gorseinon proceed through the lights onto Alexandra Road. At the lights on Loughor Cross turn left onto Bryn Road, where the property will be found along the road on the left hand side.

TENURE:

COUNCIL TAX: D

EPC RATING: F

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 of £300 plus VAT. Legal packs can be downloaded through the Dawsons website www.dawsonsproperty.co.uk

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.

