

NEW
INSTRUCTION



**61 Gellifawr Road,
Morrison SA6 7PW**

Offers in the region of £150,000

Detached Bungalow
Popular Location
Garage and Driveway
Sea Views

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CW/RO/78990/091220

DESCRIPTION

A two bedroom detached bungalow on a corner plot which is in need of modernisation, situated on the Simcock's Park View estate. This bungalow is considered an ideal retirement or family home which benefits from gas central heating system, double glazing, driveway providing parking for several vehicles leading to the detached garage. Viewing are highly Recommended. EPC: TBC

FRONT PORCH

Enter via double glazed front door, part tiled walls, carpet flooring, door to:

HALLWAY

Carpet flooring.

BEDROOM ONE

12' x 7'3 (3.66m x 2.21m)
Double glazed bay window to front, wood panelling to ceiling, carpet flooring, radiator.

BEDROOM TWO

12' x 10'5 (3.66m x 3.18m)
Double glazed window to front, wood panelling to ceiling, carpet flooring, radiator.

LOUNGE

12' x 11'7 (3.66m x 3.53m)
Double glazed window to rear, gas fireplace with surround, wood panelling to ceiling, carpet flooring, radiator.

DINING ROOM

15'4'2'11 x 10'3'8'5 (4.67m x 3.12m)
Double glazed window to rear, gas fireplace with wood surround, built-in storage cupboards housing combination boiler, carpet flooring, radiator, door to:

KITCHEN

11'11 x 8'7 (3.63m x 2.62m)
Double glazed window to rear, range of wall and base units, sink and drainer, double electric oven with 4 ring gas hob and extractor fan over, space for fridge/freezer and washing machine & Tumble dryer, part tiled walls, tiled flooring, door to:

HALLWAY

Part tiled walls, tiled flooring, radiator, door to garden, door to:

BATHROOM

9'3'5'7 x 5'7'2'6 (2.82m x 1.70m)
Frosted double glazed window to front, bath, shower with sliding door, wash hand basin, tiled walls, radiator.

CLOAKROOM

Frosted double glazed window to side, WC, tiled walls and flooring.

EXTERNALLY

The property is situated on a corner plot with off road parking and a **GARAGE** to the front.

SERVICES

We are advised all mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 653508 or e-mail swansea@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

GUIDE PRICES

The guide price is given to assist buyers in deciding whether or not to pursue a purchase. It is usually, but not always, the provisional reserve range agreed between the seller and the auctioneer at the start of marketing.

As reserves are not fixed until up to the day of auction, guide prices may be adjusted. Any changes in price guides, for whatever reason, will be posted on our website and in our auction room as an "addendum of sale".

Guide prices can be shown in the form of a minimum and maximum price range within which the reserve will fall or as a single price figure. Where a single price is quoted, the reserve will fall within 10% of the guide.

The guide price is not the

RESERVE PRICE

The reserve price is the seller's minimum sale price at auction. It is the figure below which the auctioneer cannot sell. The reserve price is not disclosed and remains confidential between the seller and auctioneer. Both the guide price and reserve price can be subject to change up to and including the day of auction.

NOTE TO BUYERS

Whilst all information on these details are believed to be correct auction entries can change even at the last moment. To avoid disappointment, please contact our office on the day of sale to confirm that this property has not been altered, sold prior or withdrawn from auction.

LEGAL PACKS

A legal pack will be available for inspection on this property's entry on our website. First time users of the system will need to register, but all information is available free of charge. For any queries on documents contact our office.

ONLINE AUCTION REGISTRATION

Bidders can register to bid on John Francis Online Auction and can create an account on the online section of the John Francis Auctions website.

This is a straightforward process. Starting the registration includes filling out your personal details, verifying your email address, and accepting the Online Auction 'Terms and Conditions'. Once you have done this you will be able to search, 'watch' lots and download legal documents.

After starting the registration process you can come back to it to complete at a later

date. We suggest completing the registration process at least 3 working days before the lot is due to end, in case you have any problems and need to contact the auctioneers.

In order to bid, you will need to be authorised for money laundering purposes. This includes uploading copies of two forms of identification and passing a anti-money laundering check. This check will leave a soft footprint on your credit report (but it should not affect your credit rating). The registration process also requires card details to be entered, however the card will not be processed unless you are the successful bidder.

BUYERS PREMIUM

Buyers should note that should they be successful in the purchasing at auction a Buyers Premium of £700.00 plus VAT shall be levied and paid to Messrs. John Francis (Wales) Limited

DIRECTIONS

From Junction 46 of the M4 Motorway at Llangyfelach, follow the signs for Swansea. Proceed onto Swansea Road which continues onto Llangyfelach Road. Turn left at the traffic lights onto Mynydd Garnllwyd Road. Take the first right-hand turning onto Cwmgelli Road and then fourth left onto Gellifawr Road, continue along where the property will be located on the right hand side.

61 Gellifawr Road, Morriston SA6 7PW



John.
Francis