



34 Long Shepherds Drive
Caswell, Swansea, SA3 4RP
Auction Guide £375,000



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Tenure

Presumed Freehold - solicitor to confirm

Pre Auction Offers Are Considered

The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

Special Conditions

Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the 'LEGAL DOCUMENTS'. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations. Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 5%+VAT (subject to a minimum of £5,000+VAT) buyers premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

Set on a generous corner plot, this property offers a low-maintenance outdoor space designed for both style and ease. The front and rear areas feature a mix of gravel, artificial turf and patio paving, creating versatile spaces for relaxing, entertaining, or enjoying the sun. A secure front gate and sliding rear driveway gate provide privacy and convenience, while the detached driveway ensures ample parking. From the dining room, patio doors open seamlessly onto an additional paved area, perfect for alfresco dining or a

Hallway

12'11" x 12'4" (3.95 x 3.78)





Living Room
12'0" x 11'3" (3.66 x 3.44)

Dining Room
11'3" x 8'9" (3.43 x 2.68)

Kitchen
12'4" x 8'9" (3.76 x 2.68)

Utility Room
5'1" x 4'9" (1.56 x 1.47)

Cloakroom
5'1" x 3'9" (1.57 x 1.15)

Landing
13'10" x 4'2" (4.22 x 1.29)

Bedroom One
10'4" x 9'8" (3.16 x 2.97)

En-Suite One
6'11" x 3'5" (2.11 x 1.06)

Bedroom Two
10'4" x 9'0" (3.17 x 2.75)

Bathroom
6'10" x 5'4" (2.09 x 1.65)

Bedroom Three
10'2" x 8'9" (3.11 x 2.68)

Upper Landing
9'7" x 5'10" (2.94 x 1.78)

Bedroom Four
17'10" x 11'3" widest (5.44 x 3.43 widest)

En-Suite Two
6'11" x 4'9" (2.11 x 1.47)

External & Location



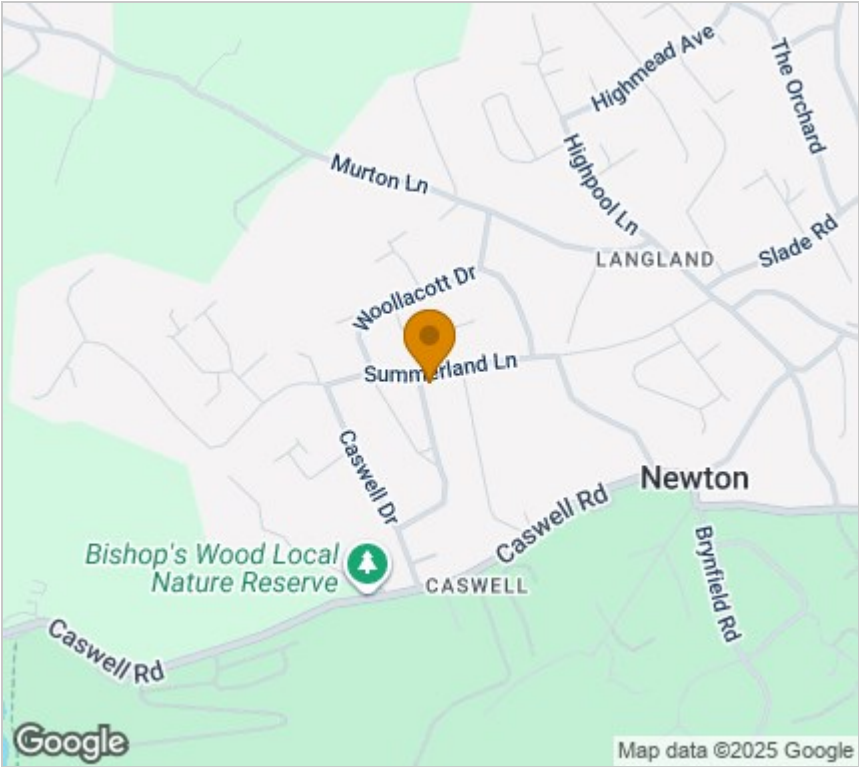
Floor Plan



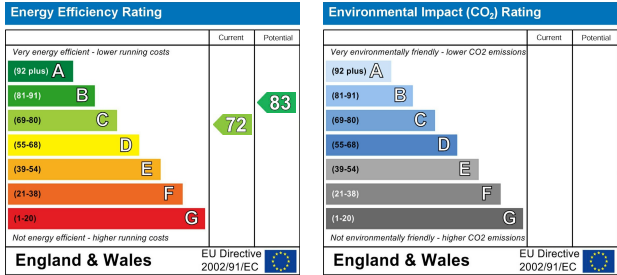
Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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