



## Clyndu Street, guide price £75,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 double bedroom End of terrace
- Front and rear gardens
- Newly refurbished throughout
- Council Tax Band B
- No ongoing chain
- EPC Rating: D



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## About the property

Introducing a contemporary gem in Morriston: This extended end-of-terrace property offers prime location near Morriston Town Centre, with seamless access to the city hub, Morriston Hospital, and M4 motorway links. Recently refurbished, it boasts a sleek kitchen, complemented by front and rear gardens, ideal for relaxation or entertaining. With two generously sized bedrooms and no chain, For more information or to arrange a viewing please contact Peter Alan Morriston on 01792 798201 or book online 24/7.

## Accommodation

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack. The estate agent and auctioneer may recommend the services of other





providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

**Entrance Porch** - UPVC double glazed door to the front of the property, leading into the entrance porch. Tiled flooring and door leading through to the lounge/diner.

**Lounge/Diner** - 20' 10" max x 11' 3" max ( 6.35m max x 3.43m max ) UPVC double-glazed windows to both the front and rear of the property, both fitted with vertical blinds, fitted carpets, built-in electric feature fireplace, two radiators, carpeted staircase to the first floor and door leading through to the kitchen.

**Kitchen** - 7' 6" x 9' 10" ( 2.29m x 3.00m ) UPVC double glazed window to the side of the property fitted with roller blind, tiled flooring, range of newly fitted wall and base units with laminate worktops over, stainless steel sink with mixer taps and tiled splash backs. Space for freestanding cooker with a stainless-steel cooker hood above, space and plumbing for either a dishwasher or washing machine, additional space for an under counter fridge, radiator and door leading to the rear hallway.

**Rear Hallway** - Continuation of the tiled flooring from the kitchen. UPVC half-glazed door to the side providing access to the rear garden. Space and plumbing for either a washing machine or a tall fridge freezer. Door leading through to the bathroom.

**Bathroom** - UPVC double glazed window to the rear fitted with obscured glazing, continuation of the tiled flooring, panelled bath with mixer taps and hand shower attachment, wash hand basin with separate hot and cold taps, partially tiled walls, WC, radiator and spotlights to the ceiling.

**First Floor - Landing** - Continuation of the fitted carpet from the staircase, wooden glazed window to the rear of the property above the staircase, access to the loft and doors to both bedrooms.

**Bedroom One** - 11' 9" x 9' 7" ( 3.58m x 2.92m ) UPVC double glazed window to the front of the property fitted with vertical blinds, fitted carpets and radiator.

**Bedroom Two** - 10' 10" max x 9' max ( 3.30m max x 2.74m max ) UPVC double glazed window to the rear of the property fitted with vertical blinds, fitted carpets and radiator. Built in storage/airing cupboard housing the wall mounted combi boiler.

**Externally** - To the front of the property, there are steps with a long path leading to the front door, with a large front garden laid mainly to lawn, with a small area laid to chippings, directly under the window. To the rear of the property, you will find a spacious enclosed garden, with a large patio area comprising of a mix of chipping and decking, steps to the lawn area. There is a further rear part of the garden, which is currently fenced off, which requires some attention but offer more potential to expand the garden.

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## Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

## Important Information

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