



Maes Yr Haf, Llansamlet Swansea

guide price £160,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Chain
- EPC Rating: Awaited



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About the property

Nestled in the heart of Llansamlet, this delightful 3 bedroom semi-detached bungalow offers a fantastic opportunity for those looking to put their own stamp on a home. Situated in a convenient location with excellent transport links, this property is ideal for first time buyers and families alike.

The bungalow features a spacious lounge, a separate dining room perfect for entertaining and relaxing, and a well proportioned kitchen. Three bedrooms provide ample living space, while the third bedroom offers flexibility as a guest room, study, or hobby space. A family bathroom completes the interior layout.

Externally, the property boasts a charming patio garden, ideal for enjoying the outdoors with minimal upkeep. This home has great potential and could be transformed into a stylish and comfortable living space.

With its sought after location close to local amenities, schools and transport links, this bungalow is a fantastic opportunity for buyers looking to create their dream home. Don't miss out - book a viewing today!



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.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.