



## Oaklands Terrace, guide price £250,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Rare Investment Opportunity
- Fully Renovated Throughout
- Two Separate Flats
- Sold With Tenants
- Council Tax - Band C
- EPC Rating: D



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## About the property

Calling all investors!! Rare opportunity to purchase a fully renovated property, set out into two separate flats sold with long term sitting tenants. The property is located very close to Swansea City Centre, public transport links, Swansea University and local shops. Benefiting from stunning views of the sea front and Mumbles, this property is very popular amongst renters.

The ground floor flat comprises: Entrance hall, open plan living room and kitchen, shower room and two double bedrooms. The first floor flat is set over two floors and comprises, landing, living room with bay window, kitchen, utility room, bathroom and bedroom on the first floor, while there are two further bedrooms to the second floor.

Externally there is a low maintenance front and back garden along with a single garage opposite. Please call Peter Alan Swansea to arrange a viewing on 01792 641481 or book 24/7 on our website.

## 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.



## 17 - Ground Floor Flat

### Entrance Hallway

Entry through door to side, storage cupboard, leading to:

### Living Room

15' x 10' ( 4.57m x 3.05m )

Open plan into kitchen

### Kitchen

10' x 10' ( 3.05m x 3.05m )

Range of base and wall units. Integrated oven, hob and extractor, integrated fridge/freezer, space for washing machine, sink and draining board, window to side and door to rear

### Shower Room

WC, sink and shower, frosted window to side

### Bedroom One

14' 1" Max into bay x 13' 1" Max ( 4.29m Max into bay x 3.99m Max )

Bay window to front

### Bedroom Two

10' 1" Max x 14' Max ( 3.07m Max x 4.27m Max )

Window to rear

## 17a Flat

### Entrance Hall

Entry through door to front, stairs up to flat

### Living Room

17' 5" x 12' Min to bay ( 5.31m x 3.66m Min to bay )

Bay window to the front with beautiful sea views

### Kitchen

10' 1" x 15' ( 3.07m x 4.57m )

Range of base and wall units with integrated fridge/freezer, oven, hob and extractor, space for washing machine, sink and draining board, space for dining table and window to the side

### Utility Room

10' 1" Max x 7' 1" Max ( 3.07m Max x 2.16m Max )

Space for washing machine and dryer, door to rear

### Bathroom

Bath with overhead shower, WC, sink and frosted window to side

### Bedroom Three

10' 1" x 12' 1" ( 3.07m x 3.68m )

Window to rear

### Landing

Storage cupboard, leading to:

### Bedroom One

12' 1" Max into eaves x 17' ( 3.66m Max into eaves x 5.18m )

Window to front and attic hatch

### Bedroom Two

10' 1" x 12' 1" Max ( 3.07m x 3.68m Max )

Window

### External

The property is accessed by stairs to the front with generous patio and stone chippings to the front, side access and patio garden to the rear

## Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## 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.

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