



Brynmead Court, Sketty SWANSEA

guide price £140,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Sought after location
- EPC Rating: C




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About the property

Step right into your dream flat in a highly sought after location. This truly delightful property is immaculate in condition and tastefully designed to create a cosy and inviting atmosphere, perfect for the discerning homeowner. With its fine finishes and ideal space, this home offers an exceptional blend of modernity, charm, and comfort. Our beautiful flat offers a welcoming reception room, brimming with ample natural light. Here, you can lounge, unwind with a good book or spend quality time with your loved ones. The property boasts a modern, well-equipped kitchen, designed to make you look forward to meal preparations. The home features two generously proportioned bedrooms, offering comfortable spaces to retreat at the end of a long day. We also have a bathroom, sleek and beautifully finished with contemporary fittings, ensuring you can start and end your day in style. As far as locations go, this home is really in a class of its own. It benefits from close proximity to public transport links, making your daily commute a breeze. But if you love walking, the nearby pathways are just waiting to be explored. This flat eagerly awaits the perfect owner who will appreciate its irresistible charm. Not only is it a



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.