



Selling with us

Property Details Approval Form

72a Eiddwen Road,
Penlan, Swansea, West
Glamorgan, Wales, SA5 7EW

Date: 21 January 2026

Property Ref and Version: SWN308325 - 0003

Let's get your property sold!

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price	5. Room Description
2. Key Features	6. Directions
3. Short Description	7. Property Images
4. Long Description	8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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Price

guide price £50,000

Tenure: Leasehold

Key Features

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- One-bedroom first-floor flat
- Spacious Reception Room
- Large private garden
- Located on Eiddwen Road, Penlan
- Requires modernisation
- EPC Rating: C

Short Description

One-bedroom first-floor flat with reception room and large garden, located on Eiddwen Road, Penlan. In need of modernisation but offering excellent value, ideal for retirement or downsizing.

Long Description

Situated on the popular Eiddwen Road in Penlan, this one-bedroom first-floor flat presents an excellent opportunity for buyers seeking a well-priced property with scope to modernise and add value.

The accommodation comprises a comfortable reception room, a good-sized bedroom, kitchen, and bathroom. A particular highlight of the property is the large private garden, offering outdoor space rarely found with flats and ideal for gardening or relaxing.

While the property would benefit from updating throughout, it offers strong potential and represents great value for money. Its layout and location make it especially suitable for those looking to downsize or for retirement living, with local amenities and transport links nearby.

An ideal purchase for buyers seeking a manageable home with outdoor space in a convenient residential area.

Directions

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Agent Note

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Room Description

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

Lounge

4' 5" x 2' 5" (1.35m x 0.74m)

Bedroom One

3' 5" x 3' 1" (1.04m x 0.94m)

Agents Note

The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved

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Property Images

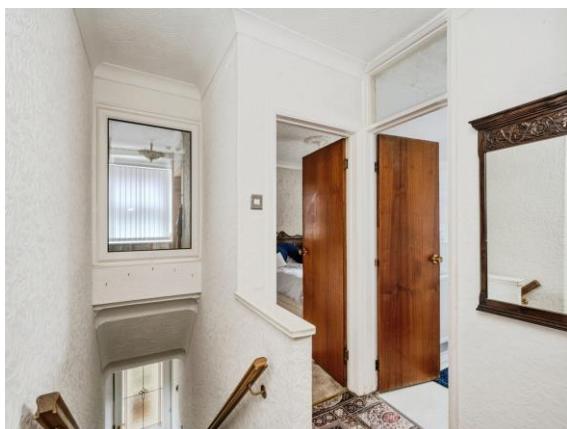


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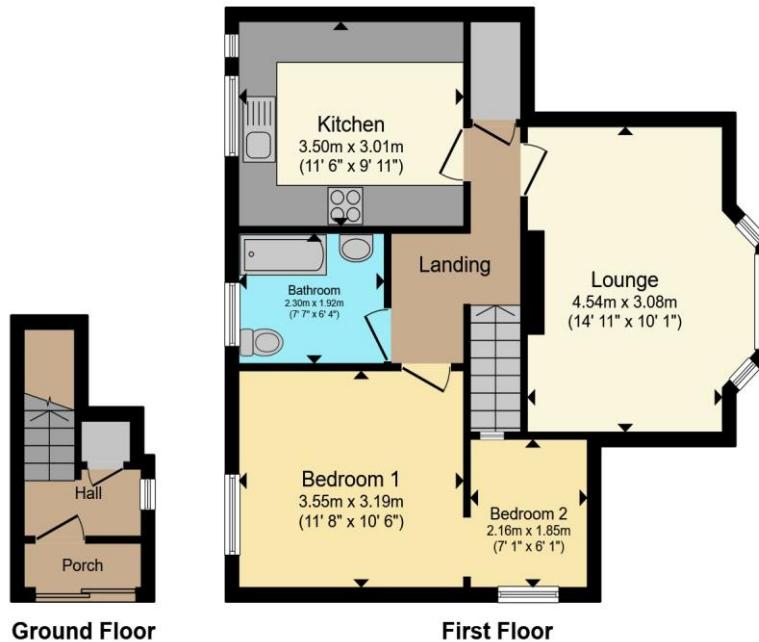


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Floor Plan



Total floor area 60.3 m² (649 sq.ft.) approx

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.propertybox.io



Approval

Signature

Date

	Signature	Date
Alysha Hughes	A Hughes	21/01/2026
Mr B. Evans		