



15 Graham Street, Hafod, Swansea, SA1 2NB

£70,000

Offered for sale with no onward chain, this property presents an excellent investment opportunity in a thriving area popular with couples and families. In need of modernisation, it holds great potential for those looking to renovate and rent out as a buy-to-let.

Upon entering, you are welcomed by an entrance porch leading into the living room, kitchen and bathroom. Upstairs, two well proportioned bedrooms provide comfortable living space. The property's location is particularly desirable, being close to the City Centre with convenient access to a range of local amenities, shops, and restaurants. Additionally, its proximity to the M4 motorway ensures easy commuting, making it an attractive choice.

The Accommodation Comprises

Ground Floor

Entrance Hall

Entered via door to front.

Living Room 22'0" x 15'5" (6.71m x 4.69m)



Double glazed window to front, open fire in surround, staircase leading to first floor, frosted single glazed window, radiator.

Kitchen 20'0" x 10'2" (6.09m x 3.11m)



** Please note that the ceiling in the kitchen has been damaged due to a leak from the roof. The photos were taken prior to this issue occurring **

Fitted with a range of wall and base units with worktop space over, built-in electric oven and hob, space for washing machine and fridge/freezer, wall mounted boiler, radiator, double glazed window to rear and double glazed door leading to the rear garden.

Bathroom



Fitted with a four piece suite comprising a bath, shower, wash hand basin and WC. Half tiled walls, radiator, frosted double glazed window to rear.

First Floor

Landing

Double glazed window to rear, radiator, access to loft.

Bedroom 1 9'11" x 15'2" (3.02m x 4.62m)



Double glazed window to front, radiator.

Bedroom 2 11'9" x 8'8" (3.57m x 2.64m)



Double glazed window to rear, radiator.

External



There is a rear, which is in need of cultivating.

Rear Garden

Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - A

Services - Mains electric. Mains sewerage. Mains Gas. Mains Water.

Mobile coverage - EE, Vodafone, Three, O2

Broadband - Basic 8 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT, Sky

Auction Fees

Auction fees: The sale of each lot is subject to a buyer's premium of 1.5% of the purchase price (subject to a minimum of £500) including VAT unless otherwise stated. in addition to the sale price

Please be advised that to successfully register for the auction, you will be required to supply card details in order for a holding fee of £5000.00 to be placed on your card. Only the successful bidder will be charged. The release of the holding fee for unsuccessful bidders may take in excess of seven days.

The holding fee includes the buyers premium. If you are the successful bidder, you are contractually bound to exchange, with a 10% deposit, on the property as per the terms and conditions you agreed to when registering for the auction. With completion being 28 days later unless the contract states otherwise. Should the property be sold prior to auction the buyers premium is still payable.

Additional costs: The purchase of the property may be subject to (but are not limited to), VAT (if applicable), reimbursement of the seller's search fees, reimbursement of seller's legal and/or sales costs, stamp duty/land transaction tax (LTT). Please check the accompanying legal pack for further details.

Auction Notes for Buyers

1. Due Diligence

Prospective bidders are strongly advised to carry out thorough due diligence before bidding. This includes obtaining and reviewing the legal pack, which is available upon request from Astleys. The legal pack contains important information such as the legal title, any existing tenancies, planning permissions, property condition, and any restrictions or obligations associated with the property. Bidders are responsible for satisfying themselves with regard to all aspects of the property before placing a bid.

2. Legal Advice

It is recommended that you seek independent legal advice before participating in the auction. A solicitor can help clarify any uncertainties regarding the property or the terms of the auction.

3. Contractual Obligations

If you are the successful bidder, you will be legally bound to exchange contracts immediately upon the fall of the auctioneer's gavel. You will be required to pay:

A deposit of [10]% of the purchase price.

A buyer's premium of 1.2% of the purchase Price inclusive of VAT Subject to a minimum fee of £500.00 Plus Vat)

These payments must be made on the auction day by [bank transfer, debit card, or as specified by the auction house]. Failure to provide these payments may result in the loss of the property and legal action.

4. Completion Terms

Completion must take place within 28 days of the auction date unless otherwise stated in the contract. It is essential that bidders have their finances in place and approved before bidding to meet this deadline.

5. Fees and Costs

In addition to the buyer's premium of £[insert amount] (including VAT), other costs may apply, including but not limited to:

Legal fees including searches

Stamp Duty Land Tax (SDLT)

Any outstanding service charges or ground rent

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Details of applicable fees and charges are provided in the legal pack.

6. Pre-Auction Sales

The property may be sold before the auction date. If a sale occurs before the auction, the buyer's premium

of £[insert amount] (inclusive of VAT) will still be payable unless otherwise agreed.

7. Special Conditions

Additional special conditions may apply, which are detailed in the legal pack. Bidders are advised to review all special conditions carefully before bidding.

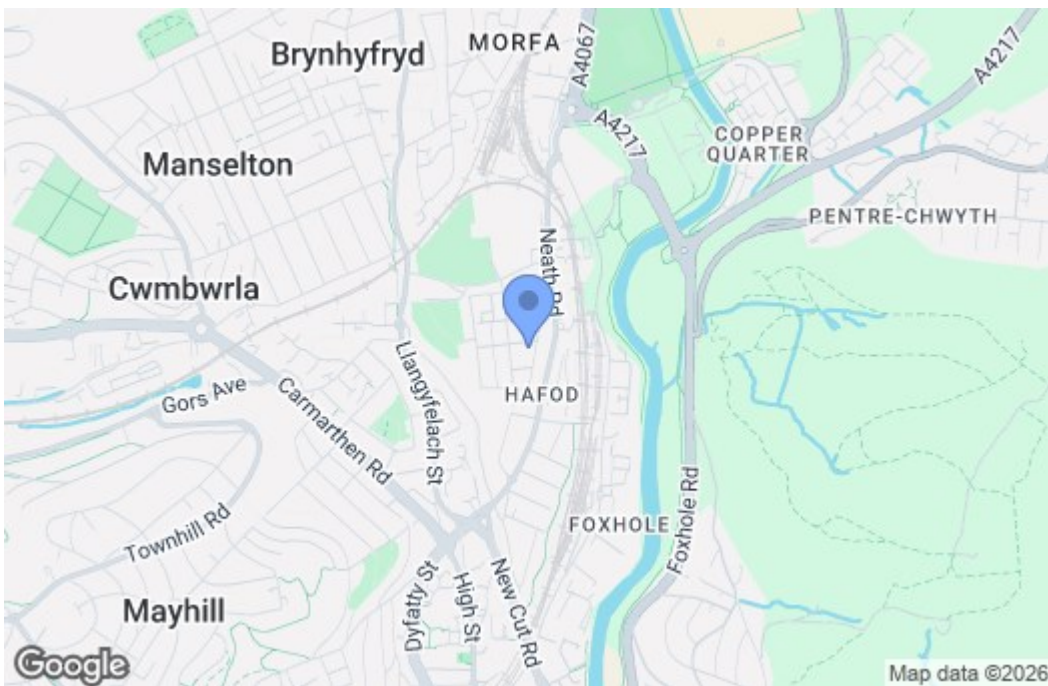
8. Guide Prices

Generally speaking Guide Prices are provided as an indication of each seller's minimum expectation, i.e. 'The Reserve'. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Virtually every property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure guide.

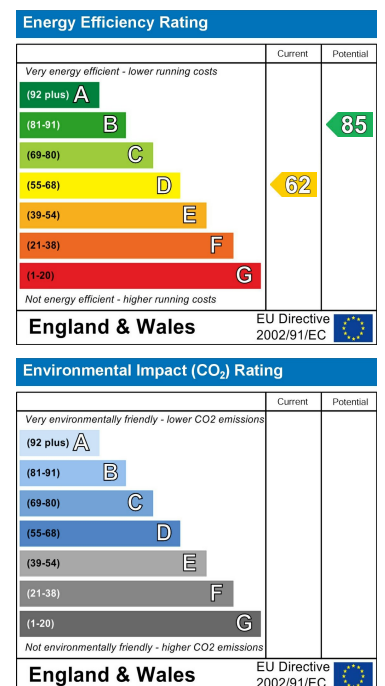
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.