



Llangyfelach Road, Brynhyfryd Swansea

guide price £90,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 2 Bedroom End Terrace Property in Llangyfelach Road
- EPC Rating: D/ Council Tax: B



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About the property

Situated on the popular Llangyfelach Road, Swansea, this two-bedroom end-terrace property offers excellent potential for first-time buyers, investors or those looking to downsize.

The ground floor comprises a welcoming lounge, providing a comfortable space to relax and entertain, alongside a fitted kitchen with ample storage and workspace. Upstairs, the property benefits from two well-proportioned bedrooms and a family bathroom.

Externally, the end-terrace position provides additional privacy and side access potential, while the property's convenient location places a range of local shops, schools, supermarkets and everyday amenities within easy reach. Swansea city centre, Morfa Retail Park and the M4 motorway are also easily accessible, making it an excellent choice for commuters.

Combining comfortable accommodation with a convenient location, this property presents an excellent opportunity for owner-occupiers and buy-to-let investors alike.

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