



27 Islwyn Road, Mayhill, Swansea, SA1 6SR

£70,000

Cash Buyers - A mid terraced property presents an excellent investment opportunity for developers and renovators alike. Having suffered fire damage, the property now requires a full programme of refurbishment throughout, offering the potential to create a spacious family home once restored. The accommodation briefly comprises, to the ground floor: entrance hall, lounge, kitchen, small utility area and bathroom. To the first floor are three bedrooms together with a separate WC.

Externally, the property benefits from a small front garden and a generous rear garden with rear vehicle access, offering potential for off-road parking subject to any necessary consents.

The property is conveniently located close to local amenities, schools and transport links, while Swansea city centre is within easy reach. An ideal opportunity for builders, investors or buyers seeking a renovation project.

The Accommodation Comprises

Ground Floor

Hall

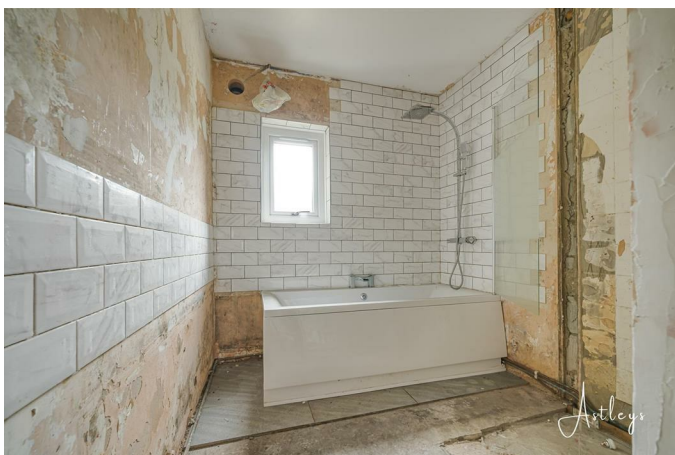
Lounge 13'11" x 13'11" (4.23m x 4.25m)



Kitchen/Breakfast Room 6'9" x 17'0" (2.07m x 5.17m)



Bathroom



First Floor

Landing

Bedroom 1 10'9" x 17'2" (3.27m x 5.23m)



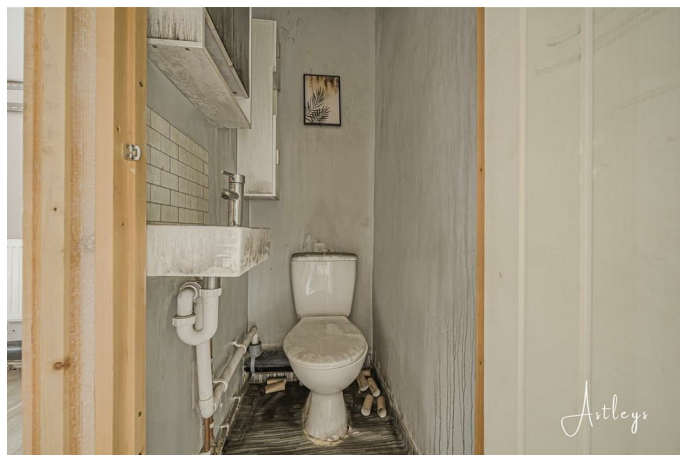
Bedroom 2 7'3" x 9'5" (2.21m x 2.88m)



Bedroom 3 7'6" x 7'3" (2.28m x 2.22m)



WC



External

Rear Garden

Agents Note

Tenure - Freehold

Council Tax Band - B

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

Parking - On Street

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 7 Mbps Superfast 80 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

AUCTION FEES

Auction fees: The sale of each lot is subject to a buyer's premium of 1.5% of the purchase price PLUS VAT subject to a minimum of £1,500.00 plus 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 £5,000.00 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

Auction Notes for Buyers

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.

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.

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 1.5% of the purchase Price Plus VAT Subject to a minimum fee of £1,500.00 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.

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.

Fees and Costs In addition to the buyer's premium, 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 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.

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.

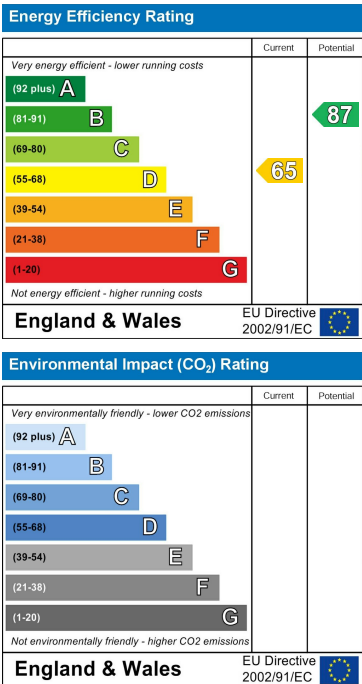
Floor Plan



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.