

**FOR SALE**

**HOUSE - END TERRACE**

**13 Marlborough Road, Brynmill,  
Swansea, SA2 0EA**



**GUIDE PRICE**

**£160,000**

# 13 Marlborough Road, Brynmill, Swansea, SA2 0EA

Guide Price £160,000- £170,000 Offered for sale by Online Auction - - 12pm Thursday May 28th 2026 - 12pm Friday 29th May 2026

Full auction pack is available on our website [www.astleys.net](http://www.astleys.net).

Situated in the sought after area of Brynmill, Swansea, this end terrace house presents an opportunity for those looking to invest. Offered for sale with no onward chain, this residence is ideal for investors or anyone keen on a project. The ground floor features three reception rooms, including a lounge, dining room and a sitting room and a kitchen. Ascending to the first floor, you will find five bedrooms along with a bathroom, providing ample space for family living or potential rental accommodation.

The location of this property is particularly enticing, as it is just a short stroll from the beach, allowing for delightful walks along the coast. Additionally, the picturesque Brynmill Park and Singleton Park are nearby, offering green spaces for relaxation and recreation. The close proximity to Singleton University Campus makes this home especially appealing to university staff, enhancing its desirability in the rental market. With convenient public transport links and local shops just a stone's throw away, this property not only offers a fantastic living space but also a vibrant community lifestyle.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

Entered via door to front.

#### Lounge

11'4" x 16'5" (3.46m x 5.01m)

Double glazed window to front, decorative fireplace, decorative coving to ceiling, fitted carpet, radiator.



#### Sitting Room

11'1" x 16'5" (3.37m x 5.01m)

Double glazed window to rear, fitted carpet, radiator.



#### Hall

Double glazed window to side, radiator.

#### Dining Room

14'0" x 14'0" (4.26m x 4.27m)

Double glazed window to side, under stair storage cupboard, radiator, tiled flooring.



#### Kitchen

8'8" x 14'0" (2.63m x 4.27m)

Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink, space for fridge/freezer, dishwasher, washing machine, tumble dryer and cooker. Double glazed window to side, wall mounted boiler, door leading to garden.



#### First Floor

#### Landing

Cupboard, fitted carpet.

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## Bedroom 1

11'5" x 20'10" (3.47m x 6.34m)

Two double glazed windows to front, fitted carpet, radiator.



## Bedroom 4

9'8" x 7'7" (2.94m x 2.32m)

Double glazed window to side, radiator.

## Bedroom 2

11'5" x 10'5" (3.49m x 3.18m)

Double glazed window to side, cupboard, picture rail, fitted carpet.



## Bedroom 5

11'1" x 6'6" (3.37m x 1.97m)

Double glazed window to rear, access to loft.

## Bedroom 3

11'0" x 10'6" (3.36m x 3.19m)

Double glazed window to side, picture rail, fitted carpet, radiator.



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## Bathroom

Fitted two piece suite comprising bath and WC. Frosted double glazed window to rear, vinyl flooring, radiator.



## External

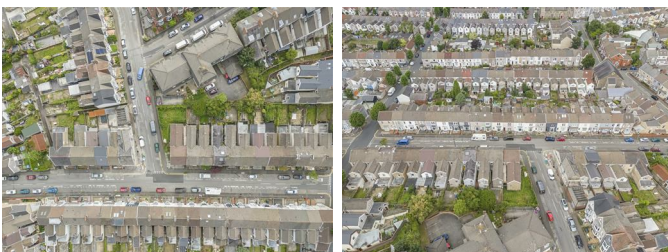
At the front, an open courtyard wraps around to a garden gate, this opens up the rear garden.

The rear garden is in need of cultivating, as it currently overgrown.

## Aerial Images



## Aerial Images



## Agents note

Tenure - Freehold  
Council Tax Band - D  
Services - Mains electric, Mains sewerage, Mains gas, Mains

water/Water meter.

Mobile coverage - EE, Vodafone, Three, O2

Broadband - Basic 3 Mbps, Superfast 80 Mbps, Ultrafast 1800 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 (subject to a minimum of £500.00) 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)

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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**

