



## Phillip Street, Manselton Swansea

guide price £100,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Mid Terraced Home
- EPC Rating: F



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## About the property

Located on Phillip Street, this stylish and well-maintained property presents an excellent opportunity for first-time buyers or investors alike.

The ground floor features two reception areas that have been opened up to create a bright and spacious open-plan lounge, perfect for modern living and entertaining. To the rear, there is a contemporary kitchen along with a convenient and modern downstairs shower room.

Upstairs, the property offers two well-proportioned bedrooms, both providing comfortable living space and flexibility for a variety of needs.

Externally, the home benefits from a large and elongated rear garden. While it would benefit from some general upkeep, it offers fantastic potential to create a superb outdoor space or opportunity for expansion subject to necessary consents.

## 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.