



Rhyddings Terrace, guide price £200,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Five Bedroom HMO
- Close To Local Amenities
- Investment Opportunity
- No Ongoing Chain
- Rear Garden
- EPC Rating: D



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About the property

A 5 bedroom HMO offered for sale with no ongoing chain. Located in the popular residential area of Brynmill, Swansea and situated conveniently to Singleton University campus, Uplands, Swansea beach front, Singleton hospital and Swansea City centre. The accommodation is set over two floors and briefly comprises; Entrance hall, living area, two bedrooms, kitchen and toilet to the ground floor. On the first floor there are three bedrooms and a shower room. Externally there is an enclosed rear garden. This is an ideal investment opportunity. Please call Peter Alan Swansea to arrange a viewing on 01792 641481 or book 24/7 on our website.

Council tax band D

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 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 £300 inc VAT towards the preparation cost of the pack. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Ground Floor

Entrance Porch

door to front to enter, tile flooring and door to;

Entrance Hall

Vinyl flooring, stair case to first floor, doors to 2 bedrooms and door to living space.

Living/ Dining Room

15' 4" x 9' 5" (4.67m x 2.87m)

Laminate Flooring, double glazed window to side and door to;

Kitchen

12' 11" Max x 9' 5" Max (3.94m Max x 2.87m Max)

2 double glazed windows, door to side, fitted with base and eye units and work top over, integrated oven, gas hob and hood, inset stainless steel sink with hot and cold taps, space for washing machine, space for fridge and freezer and door to;

Toilet

2 double glazed windows, tile flooring wash hand basin with hot and cold taps and w.c.

Bedroom 1

14' x 12' 7" (4.27m x 3.84m)

Double glazed bay window to front and wooden flooring,

Bedroom 2

11' 10" x 10' 4" (3.61m x 3.15m)

Double glazed window to rear and fitted carpet,

First Floor

Landing

split level, fitted carpet, doors to 3 bedrooms and door to shower room.

Bedroom 3

11' 5" x 16' 1" Into Alcove (3.48m x 4.90m Into Alcove)

2 double glazed window to front, laminate flooring and feature fireplace.

Bedroom 4

11' 10" x 10' 3" Into Alcove (3.61m x 3.12m Into Alcove)

Double glazed window to rear and fitted carpet.

Bedroom 5

10' 1" Max x 9' 9" Max (3.07m Max x 2.97m Max)

Double glazed window to rear and fitted carpet.

Shower Room

Double glazed window to side, tiled flooring, part tiled walls, airing cupboard where combination boiler is housed, shower cubical. wash hand basin with hot and cold taps and w.c.

Outside

Front

Patio frontage area.

Rear

fully enclosed, low maintenance garden.

01792 641481

swansea@peteralan.co.uk

Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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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