



St. Stephens Court, guide price £240,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- 4 Bedrooms
- Walking Distance To Amenities
- No Ongoing Chain
- Ideal Family Home
- Garage And Parking
- EPC Rating: C



 4
  2
  1



About the property

A well-presented 4 bedroom mid terraced town house offered for sale with no ongoing chain. Situated in Maritime Quarter, sought after for it's convenience to local shops, public transport links, walking distance to Swansea City centre and Swansea beach front. The accommodation briefly comprises; entrance hall, bedroom, shower room and utility room to the ground floor. To the first floor there are 2 reception rooms and a kitchen/ diner and to the second floor there are a further 3 bedrooms, master with en-suite and family bathroom. To the outside there is a drive way creating off road parking. This ideal family home further benefits; a garage, 2 balcony seating areas, views of the harbour and gas central heating. Please call Peter Alan Swansea to arrange a viewing or book 24/7 on our website.

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 Hall

door to front to enter, fitted carpet, stair case to first floor with fitted carpet, 2 doors to storage, door to garage, door to shower room, door to utility room, door to bedroom and door to airing cupboard housing wall mounted boiler and hot water tank.

Shower Room

vinyl flooring, part tile walls, shower cubicle, wash hand basin with mixer tap and w.c.

Utility Room

8' 2" x 7' 3" (2.49m x 2.21m)

window to rear, vinyl flooring, base fitted units with work top over, inset stainless steel sink with mixer tap and space for washing machine.

Bedroom 3

13' max into bay x 8' 2" (3.96m max into bay x 2.49m)

window to rear and fitted carpet.

First Floor

Landing

fitted carpet, door to living room, double doors to dining room, door to kitchen/ diner and stair case to second floor with fitted carpet.

Living Room

16' 9" x 13' max into bay (5.11m x 3.96m max into bay) window to rear, double doors to rear, fitted carpet and opening to dining room.

Dining Room

10' 8" x 8' 7" (3.25m x 2.62m)

fitted carpet and opening to kitchen/ diner.

Kitchen/ Diner

15' 5" x 11' (4.70m x 3.35m)

window to front, double doors to balcony seating area, part vinyl and part carpet flooring, fitted with matching range of eye and base units and work top

over, inset stainless steel sink with mixer tap, integrated double oven, hob and hood, integrated fridge freezer and space for dish washer.

Second Floor

Landing

fitted carpet, loft access, doors to 3 bedrooms and door to bathroom.

Bedroom 1

16' 9" x 10' 7" (5.11m x 3.23m)

windows to rear, door to balcony seating area, fitted carpet and door to en-suite.

En-Suite

vinyl flooring, part tile walls, shower unit, wash hand basin with mixer tap and w.c.

Bedroom 2

14' 7" max x 9' max (4.45m max x 2.74m max)

window to front and fitted carpet.

Bedroom 4

11' x 6' 4" (3.35m x 1.93m)

window to front and fitted carpet.

Bathroom

vinyl flooring, part tile walls, bath tub with mixer tap and over bath shower, wash hand basin with mixer tap and w.c.

Outside

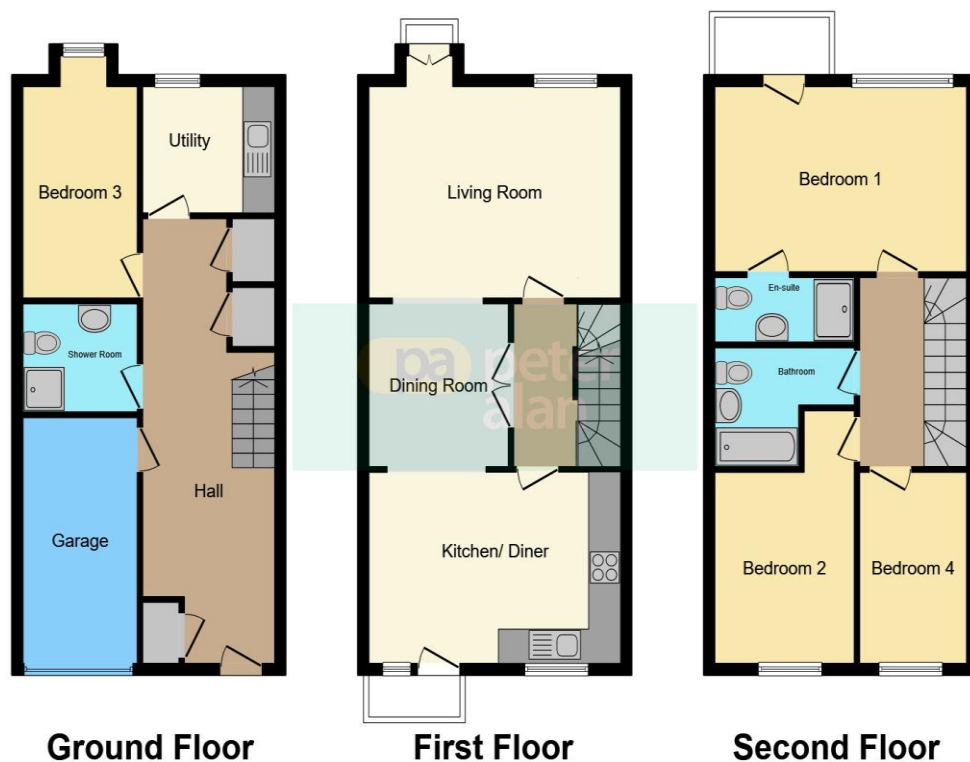
To the front there is a block paved drive way creating off road parking and access to the garage via up and over door. The property also has 2 balcony seating areas one to the front and one to the rear with harbour views.

Garage

17' 5" x 8' 3" (5.31m x 2.51m)

up and over door to front to enter, internal door to ground floor entrance hall, concrete flooring and electricity supply.

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.