20 Ashburnham Drive

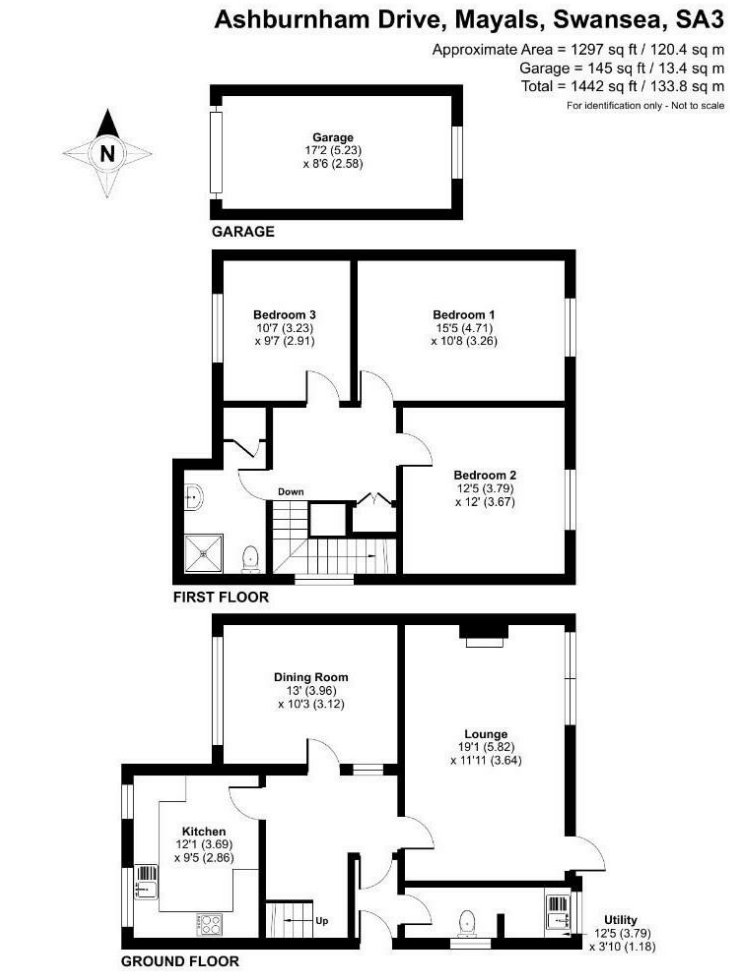
Mayals, Swansea, SA3 5DS

Auction Guide £250,000

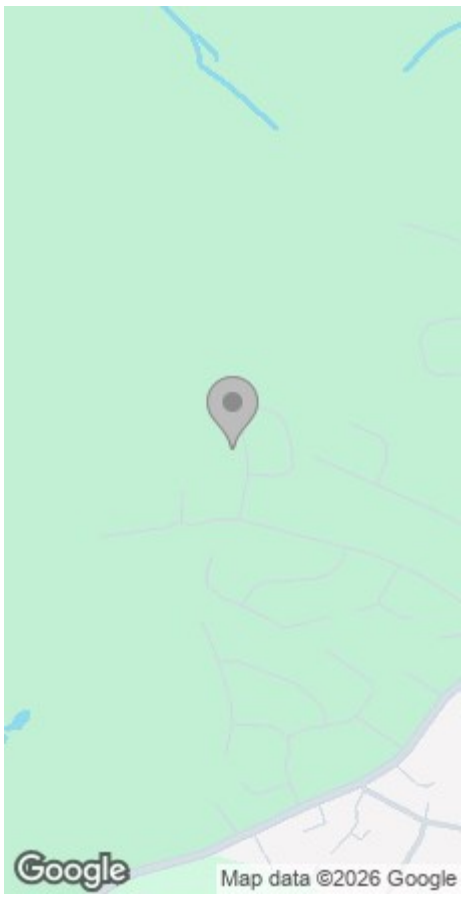
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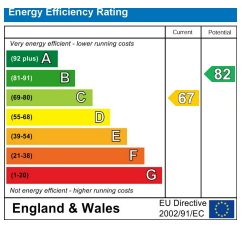
FLOOR PLAN



AREA MAP



EPC



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 or representations 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.

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GENERAL INFORMATION

Dawsons are pleased to offer for sale by auction this detached 1960s property, occupying a sought-after position in Mayals, Swansea, close to Clyne Gardens, the golf course and the popular coastal village of Mumbles.

Set back from the road, the accommodation comprises an entrance porch, utility room, ground-floor W.C. and entrance hall, leading to a lounge with picture windows overlooking the rear garden and access to the patio. There is also a separate dining room and a fitted kitchen offering scope for modernisation.

To the first floor are three double bedrooms, two of which enjoy sea views, together with a shower room.

Externally, the property benefits from a front lawned garden, private driveway and detached single garage. To the rear is a garden incorporating patio and lawned areas, bordered by mature planting.

The property has been maintained over the years but now offers an opportunity for a new owner to update and personalise the accommodation. Its detached position, sea views, outside space and highly regarded location make it an appealing prospect for buyers looking to create a home to their own requirements.

Ideally situated within easy reach of Mumbles, the Gower Peninsula and the scenic surroundings of Clyne Gardens, this property presents an exciting auction opportunity in a desirable Swansea location. Viewing is highly recommended.

FULL DESCRIPTION

Entrance Porch

Utility / Cloakroom
12'5 x 3'10 (3.78m x 1.17m)

Entrance Hall

Lounge
19'1 x 11'11 (5.82m x 3.63m)

Dining Room
13' x 10'3 (3.96m x 3.12m)

Kitchen
12'1 x 9'5 (3.68m x 2.87m)

Stairs To First Floor

Landing

Bedroom 1
15'5 x 10'8 (4.70m x 3.25m)

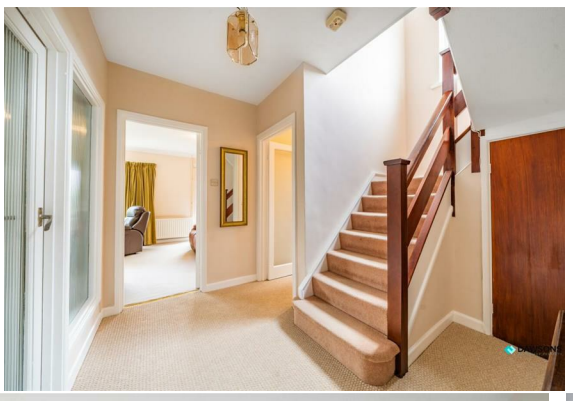




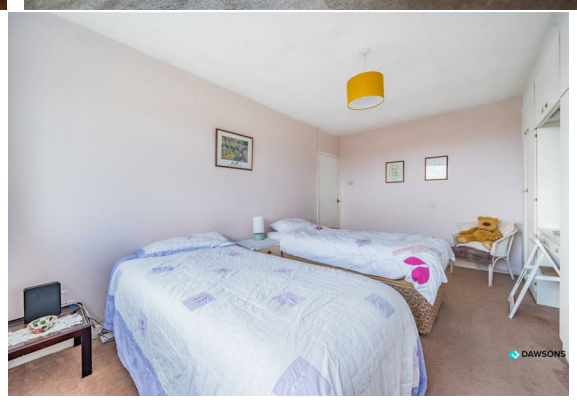














Bedroom 2
12'5 x 12' (3.78m x 3.66m)

Bedroom 3
10'7 x 9'7 (3.23m x 2.92m)

Bathroom

Parking
Driveway parking for three vehicles leading to a detached single garage.

Garage
17'2 x 8'6 (5.23m x 2.59m)

Tenure
Freehold

Council Tax Band
F

EPC - D

Services
Mains gas, electric, water & drainage. There is a water meter.
Broadband -You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant we cannot confirm. The last Known broadband supplier was Virgin media.

Additional Information
The property was built in the 1960's and Asbestos products may have been used in the original construction of the garage roof. Buyers are advised to carry out further checks with their surveyor.

Key Auction Guidelines for Bidders
1. Do Your Research: Investigate the property thoroughly, including reviewing the legal pack (available from Dawsons Auction House). Check the condition, title, and any restrictions.

2. Get Legal Advice: Consult a solicitor before bidding to clarify any legal or procedural concerns.

3. Understand Your Commitments: If you win, you must exchange contracts immediately, pay a 10% deposit, and a £3,300 buyer's premium (incl. VAT) on the day.

4. Be Financially Ready: Completion is due within 28 days (unless stated otherwise), so ensure your finances are in place before bidding.

5. Fees Apply Regardless: The £3,300 buyer's premium applies even if a pre auction offer is agreed.

Being well-prepared is key to a smooth auction experience.





