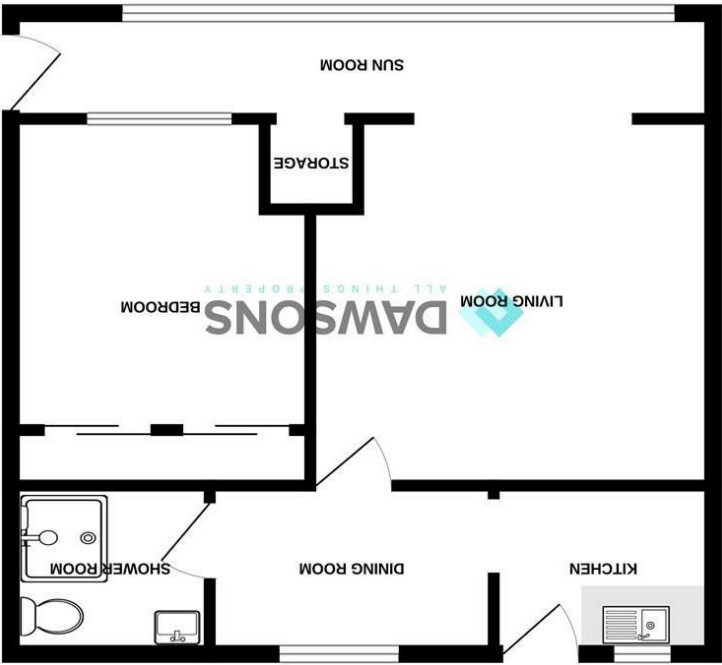


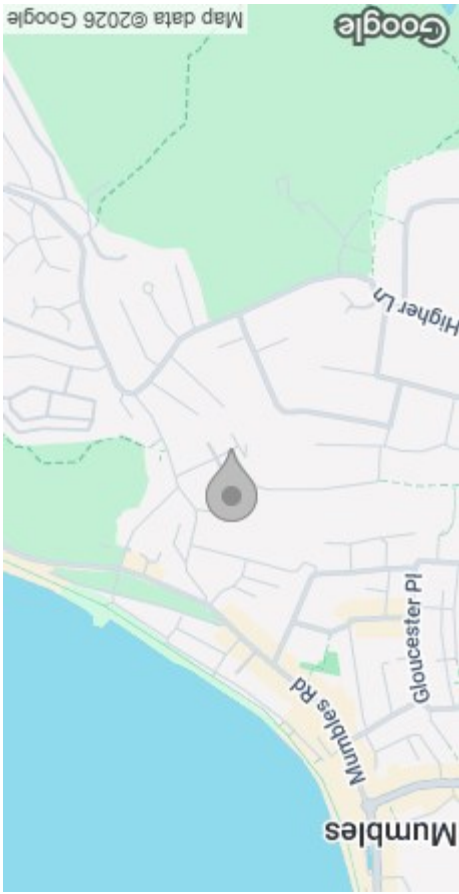
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is the absolute property of Dawson's and should be used by any prospective purchaser, as to their quantity or accuracy can be given. Made with Metronom 2.0.0.0



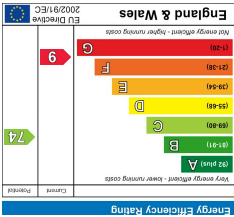
GROUND FLOOR

FLOOR PLAN



AREA MAP

EPC



GENERAL INFORMATION

A charming one-bedroom detached property situated in the sought-after area of Mumbles, offering fantastic potential for renovation. Boasting lovely sea views, this property presents an exciting opportunity for buyers looking to create a profitable investment.

In need of modernisation throughout, the property is well suited to investment opportunities such as an Airbnb, making the most of its desirable location and coastal outlook. Additional benefits include off-road parking, adding both convenience and further appeal.

The property also offers potential as a development plot, with approved planning permission previously granted to replace the existing single-storey dwelling. A further application for a replacement dwelling is currently pending approval.

With its prime position and excellent potential, this property is ideal for investors or those seeking a rewarding project in a highly popular seaside setting.

FULL DESCRIPTION

Ground Floor

Kitchen
7'3" x 5'6" (2.22m x 1.70m)

Dining Room
9'4" x 5'6" (2.87m x 1.70m)

Shower Room

Living Room
13'4" x 12'2" (4.07m x 3.71m)

Bedroom
10'4" x 9'11" (3.15m x 3.03m)

Storage

Sun Room
23'3" x 3'6" (7.10m x 1.07m)

External



Garden to the front

Off road parking

Council Tax Band - C

EPC - G

Tenure - Freehold

N.B

You are advised to refer to Ofcom checker for mobile signal and coverage.

Key guidelines for Auction Buyers

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 £3,000 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 £3,000 buyer's premium applies even if a pre auction offer is agreed.

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

