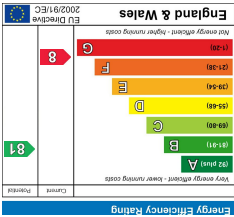
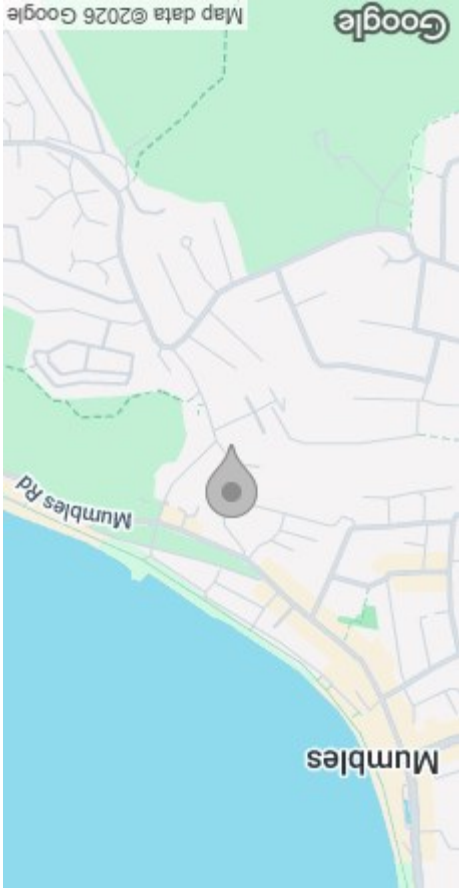


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

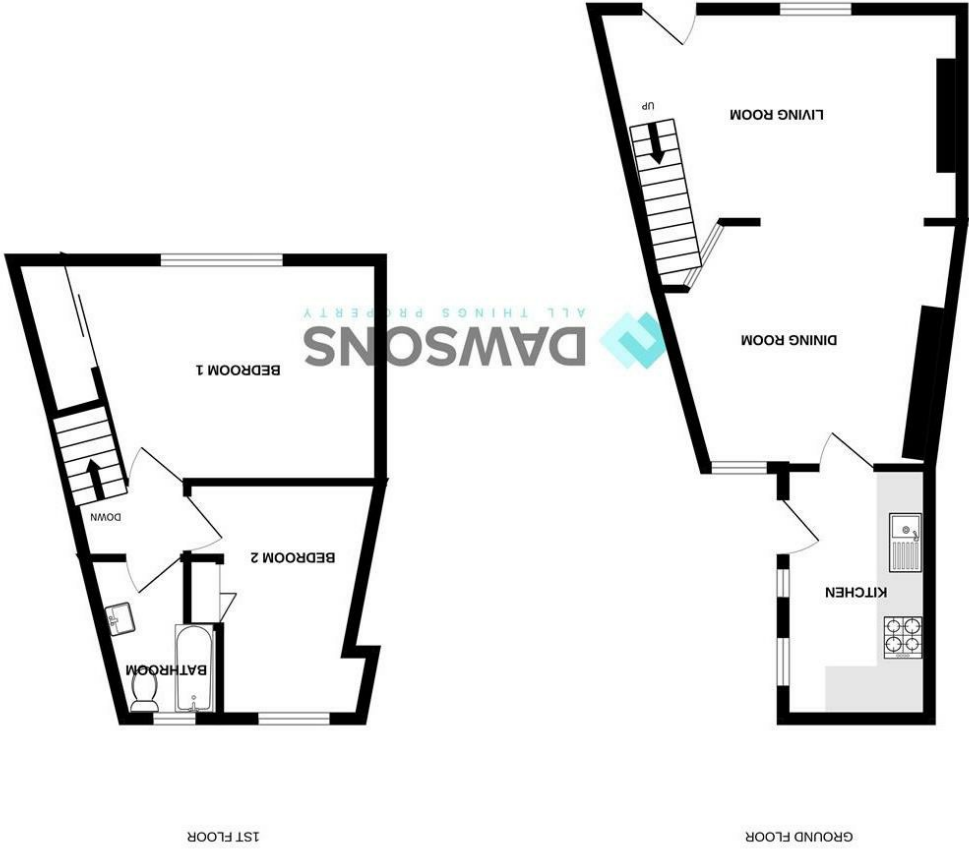
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of rooms, windows, doors and other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here and been listed and no guarantee, as to their operability or efficiency can be given. Made with Mapbox (c) 2026



EPC



AREA MAP



FLOOR PLAN



28 Western Lane
Mumbles, Swansea, SA3 4EY
Auction Guide £170,000

2 1 1 G

GENERAL INFORMATION

For sale by auction. A two-bedroom semi-detached home set within the highly desirable area of Mumbles, offering an exciting opportunity for full refurbishment.

Requiring comprehensive renovation throughout, the property is ideally suited to investors, developers, or builders seeking a rewarding auction purchase with strong potential to add value. A particular highlight is the attractive sea views, providing excellent scope to create a highly desirable coastal residence.

Well positioned within easy reach of Mumbles' range of shops, pubs, cafés, and convenient bus routes, the property benefits from a prime location that will continue to appeal to both resale and rental markets.

A rare opportunity to acquire an auction property with significant potential in one of Swansea's most sought-after coastal locations.

FULL DESCRIPTION

Ground Floor

Living Room
17'0" x 12'11" (5.19m x 3.94m)

Dining Room
14'1" x 11'4" (4.30m x 3.46m)

Kitchen
11'7" x 6'9" (3.54m x 2.06m)

First Floor

Bedroom 1
14'6" x 10'3" (4.42m x 3.13m)

Bedroom 2
10'11" x 8'11" (3.33m x 2.72m)

Bathroom

External



Council Tax Band - D

Tenure - Freehold

EPC - G

N.B

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.

