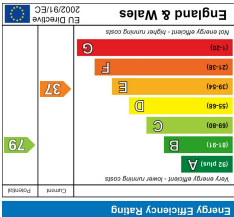


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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 any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

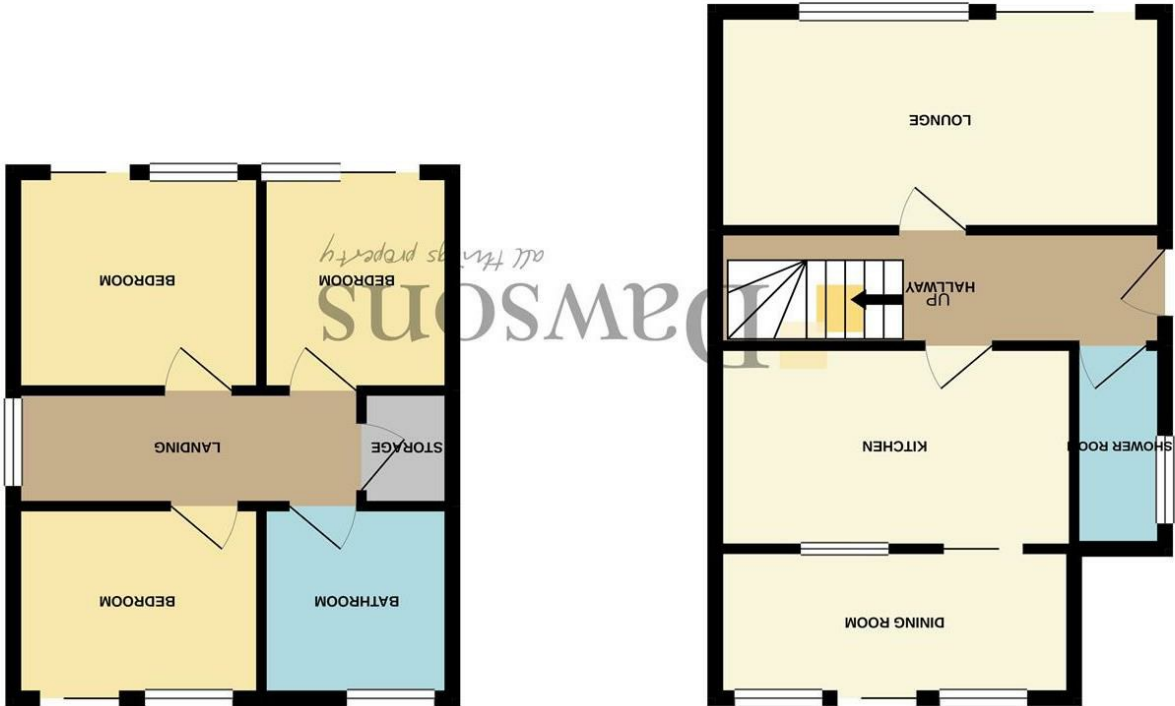
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## EPC



## AREA MAP



1ST FLOOR

GROUND FLOOR

## FLOOR PLAN



24 Mumbles Road  
Blackpill, Swansea, SA3 5AU  
Auction Guide £220,000

3 1 2 F

Dawsons  
all things property



GENERAL INFORMATION

AUCTION REGISTRATION IS NOW OPEN.

THE BIDDING WILL OPEN ON THE 29TH OF MARCH AT MID DAY AND WILL CLOSE ON THE 30TH OF MARCH AT MID DAY.

FOR MORE INFORMATION PLEASE CALL THE OFFICE

Fantastic opportunity to purchase a three-bedroom detached property with a prime location on Mumbles Road. The property needs full modernisation but offers huge amounts of potential. Accommodation comprises: entrance hall, lounge, kitchen, dining room and shower room to the ground floor. With three bedrooms and family bathroom to the first. Externally to front is long level grass lawn and driveway parking for up to five cars, with a single garage at the bottom. The rear benefits from a patio seating area, greenhouse and a level grass lawn with mature fruit trees. Huge amounts of potential, ideal investment opportunity. Viewing strongly recommended. EPC - F

FULL DESCRIPTION

SUMMARY

Fantastic opportunity to purchase a three-bedroom detached property with a prime location on Mumbles Road. The property needs full modernisation but offers huge amounts of potential. Accommodation comprises: entrance hall, lounge, kitchen, dining room and shower room to the ground floor. With three bedrooms and family bathroom to the first. Externally to front is long level grass lawn and driveway parking for up to five cars, with a single garage at the bottom. The rear benefits from a patio seating area, greenhouse and a level grass lawn with mature fruit trees. Huge amounts of potential, ideal investment opportunity. EPC - F

SIDE ENTRANCE HALLWAY

Entrance door, door to shower room, door to:

SHOWER ROOM

8'11" x 3'2" (2.72m x 0.97m)

UPVC double glazed obscure window to side, pedestal wash hand basin, W.C., shower cubicle.

HALLWAY

5'4" x 9'6" (1.64m x 2.92m)

Stairs to first floor landing, radiator, door to storage cupboard under stairs, doors to:

LOUNGE

9'6" x 19'4" (2.92m x 5.91m)

UPVC double glazed bay window to front with uPVC sliding entrance door to front garden, two radiators, gas fire and feature fireplace.



KITCHEN

Kitchen is fitted with matching wall and base units along with complimentary worksurfaces, radiator, window and sliding door to:

DINING ROOM

9'0" x 16'0" (2.75m x 4.88m)

UPVC double glazed window and double doors to rear garden.

FIRST FLOOR

LANDING

Stain glass window to side, access to three bedrooms and family bathroom, door to storage cupboard.

BEDROOM ONE

12'5" x 9'10" (3.81m x 3.02m)

UPVC double glazed sliding door to front balcony, radiator.

BEDROOM TWO

12'6" x 9'0" (3.82m x 2.75m)

UPVC double glazed sliding door to front balcony, radiator, fitted storage.

BEDROOM THREE

9'5" x 9'1" (2.88m x 2.79m)

UPVC double glazed sliding door to rear balcony, radiator, fitted storage.

BATHROOM

9'5" x 9'10" (2.88m x 3m)

UPVC double glazed obscure window to rear, radiator, W.C., corner panelled bath, wash hand basin.

STORAGE CUPBOARD

6'5" x 6'4" (1.96m x 1.95m)

EXTERNAL

REAR

Patio seating area, long level grass lawn, greenhouse and mature fruit trees down the stretch of the garden.

FRONT

Long level front lawn with driveway parking for up to five cars, single garage with gated side access.

N.B

Upon exchange, a 10% deposit is required. In addition, a Buyer's Premium fee is payable. This fee is 0.5% + VAT subject to a minimum fee of £950 plus VAT (£1,140).

Should the property go to an online auction a different fee is payable. A holding fee of £2,500 is payable to secure the property. You then have two days to exchange with a 10% deposit.

N.B

Tenure - Freehold

All successful Purchasers will be subject to a buyers premium or holding fee. Legal packs can be downloaded through the Dawsons website [www.dawsonsproperty.co.uk](http://www.dawsonsproperty.co.uk)

