



14 Castle Avenue, Mumbles, Swansea, City & County Of Swansea, SA3 4BA

£300,000

FOR SALE BY ONLINE AUCTION (7TH MAY)

Nestled in the highly sought-after Castle Avenue in Mumbles, this charming three-bedroom semi-detached property offers a fantastic opportunity for buyers looking to create their dream home. Available via online auction, this property requires updating throughout but presents huge potential for the right buyer. With sea views from the attic, the home offers spacious accommodation, including a welcoming hallway, a bright lounge, a dining room, a kitchen, a useful pantry, a lean-to, and a cloakroom on the ground floor.

The first floor features three well-proportioned bedrooms, a bathroom, and a separate w/c, while the attic provides an additional versatile space with views out towards the sea. Externally, the property benefits from a low-maintenance front garden and shared driveway parking leading to a garage. The rear garden is lawned and enclosed by a wall and fencing, offering a detached garden shed for extra storage. This property offers enormous scope for transformation in a fantastic location close to all the amenities that Mumbles has to offer.

Entrance

Via a frosted double-glazed PVC door with frosted double-glazed side panel into the hallway.

Hallway



With stairs to the first floor. Door to the inner hall. Door to the lounge. Door to the dining room.

Lounge 11'3" x 13'7" (3.434 x 4.162)



With a double-glazed bay window to the front.

Lounge



Dining Room 12'11" x 12'10" (3.942 x 3.934)



With a glazed window to the rear. Door to the kitchen.

Kitchen 6'7" x 12'3" (2.030 x 3.742)



With a frosted double-glazed window to the side. Frosted glazed hardwood door to the lean-to. Opening to the inner hall. Stainless steel sink and draining unit. Space for cooker. Space for washing machine. Space for fridge freezer.

Inner Hall

With a door to the pantry.

Pantry 2'9" x 6'1" (0.862 x 1.876)

With a frosted double-glazed window to the side.

Lean To 8'8" x 13'2" (2.662 x 4.016)



You have a door to the WC. Set of glazed windows to the rear. Frosted glazed hardwood door to the rear garden. Set of frosted glazed windows to the side. Frosted double-glazed PVC door to the side.

W/C 4'5" x 3'8" (1.358 x 1.136)

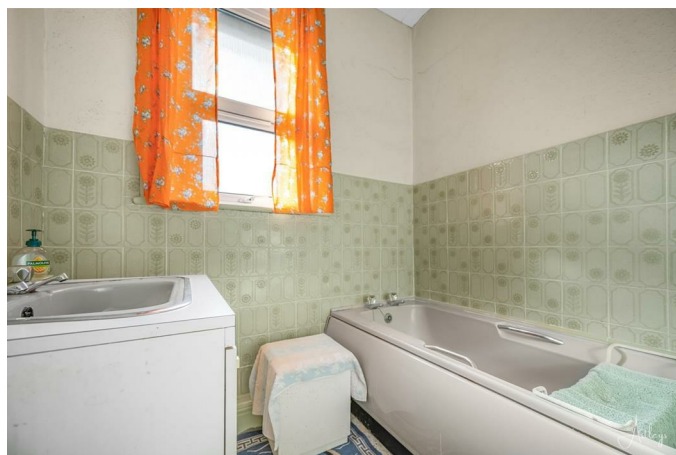
W/C.

First Floor

Landing

You have a feature stained glass sash window to the side. Loft access via a pull-down ladder leading to the attic. Door to bathroom. Door to WC. Doors to bedrooms.

Bathroom 6'4" x 6'9" (1.951 x 2.059)



With a frosted double-glazed window to the rear. Bathroom suite comprising bathtub and wash hand basin.

W/C 5'8" x 3'3" (1.752 x 1.001)

With a frosted double-glazed window to the side and a low-level WC.

Bedroom One 11'5" x 13'8" (3.490 x 4.184)



You have a double-glazed bay window to the front.

Bedroom One



Bedroom Two 12'0" x 12'11" (3.669 x 3.938)



You have a set of double-glazed windows to the rear.

Bedroom Two



Bedroom Three 11'6" x 7'11" (3.530 x 2.421)



You have a set of double-glazed windows to the front.

Bedroom Three



Second Floor

Attic 11'11" x 11'9" (3.646 x 3.583)



You have a set of double-glazed windows to the front offering partial sea views. Doors to eaves storage.

External

Aerial Aspect



Aerial Aspect



Aerial Aspect



Front



You have a low-maintenance garden. Shared driveway parking, leading to the garage.

Rear



You have a lawned garden bordered by wall and fencing. Detached garden shed.

Rear



Garage

With a 'up and over' door. Power and light. Glazed window to the side.

Services

Mains electric. Mains sewerage. Mains water. Mains gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2 Three & Vodafone.

Council Tax Band

Council Tax Band - F

Tenure

TBC.

Agent Note

Property is not registered so buyer will need to register on completion of sale, seek Solicitors advise prior to exchange of contracts.

Agent Note

1. Due Diligence

Prospective bidders are strongly advised to carry out thorough due diligence before bidding. This includes obtaining and reviewing the legal pack, which is available upon request from Astleys. The legal pack contains important information such as the legal title, any existing tenancies, planning permissions, property condition, and any restrictions or obligations associated with the property. Bidders are responsible for satisfying themselves with regard to all aspects of the property before placing a bid.

2. Legal Advice

It is recommended that you seek independent legal advice before participating in the auction. A solicitor can help clarify any uncertainties regarding the property or the terms of the auction.

3. Contractual Obligations

If you are the successful bidder, you will be legally bound to exchange contracts immediately upon the fall of the auctioneer's gavel. You will be required to pay:

A deposit of 10% of the purchase price.

A buyer's premium of 1.2% (inclusive of VAT).

These payments must be made on the auction day by [bank transfer, debit card, or as specified by the auction house]. Failure to provide these payments may result in the loss of the property and legal action.

4. Completion Terms

Completion must take place within 28 days of the auction date unless otherwise stated in the contract. It is essential that bidders have their finances in place and approved before bidding to meet this deadline.

5. Fees and Costs

In addition to the buyer's premium of 1.2% (including VAT), other costs may apply, including but not limited to:

Legal fees including searches

Stamp Duty Land Tax (SDLT)

Any outstanding service charges or ground rent

Please be advised that to successfully register for the auction, you will be required to supply card details in order for a holding fee of £5000.00 to be placed on your card. Only the successful bidder will be charged. The release of the holding fee for unsuccessful bidders may take in excess of seven days.

The holding fee includes the buyers premium. If you are the successful bidder, you are contractually bound to exchange, with a 10% deposit, on the property as per the terms and conditions you agreed to when registering for the auction. With completion being 28 days later unless the contract states otherwise. Should the property be sold prior to auction the buyers premium is still payable.

Details of applicable fees and charges are provided in the legal pack.

6. Pre-Auction Sales

The property may be sold before the auction date. If a sale occurs before the auction, the buyer's premium of 1.2% (inclusive of VAT) will still be payable unless otherwise agreed.

7. Special Conditions

Additional special conditions may apply, which are detailed in the legal pack. Bidders are advised to review all special conditions carefully before bidding.

8. Guide Prices

Generally speaking Guide Prices are provided as an indication of each seller's minimum expectation, i.e. 'The Reserve'. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Virtually every property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure guide.

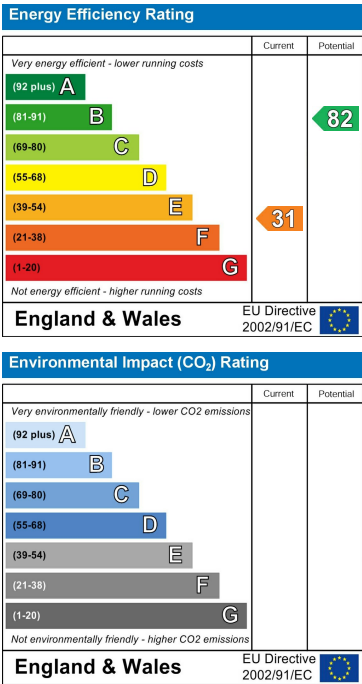
Floor Plan



Area Map



Energy Efficiency Graph



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 of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.