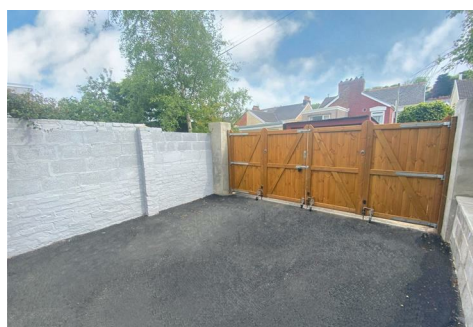


33a  
Newton Road, Mumbles  
Swansea SA3 4AS



## 29 Victoria Avenue, Mumbles, Swansea, City & County Of Swansea, SA3 4NG

### Auction Guide £350,000

FOR SALE BY ONLINE AUCTION from 14th DECEMBER -15th DECEMBER

Offered for sale by online auction this three-bedroom terraced family home in the ever-popular village of Mumbles offering sea views of Swansea Bay to the front & rear. Sold with no onward chain, the property also benefits from parking for one vehicle at the rear of the property.

This property has been renovated throughout and is in a superb location, perfectly placed for the short walk to the bustling seaside village of Mumbles with all the shops, restaurants, library, and other amenities it has to offer. EER-C73



### Entrance

Via a frosted double glazed PVC door into the hallway.

### Hallway

With stairs to the first floor. Door to the lounge. Door to the dining room. Opening to the kitchen. The area under the stairs could be used as an office area. Radiator.

### Lounge 11'6" x 13'2" (3.530 x 4.018)



With a double glazed bay window to the front. Radiator.

### Lounge

### Dining Room 11'6" x 11'1" (3.514 x 3.395)



With a set of double glazed doors to the rear. Radiator.

### Kitchen 11'11" x 9'8" (3.634 x 2.961)



With an opening to the sunroom. Double glazed window to the side. Well-appointed kitchen fitted with a range of base and wall units, running work surface incorporating a one and a half bowl sink and drainer unit with contemporary mixer tap over. Five ring gas hob with extractor hood over. Oven & grill under. Plumbing for washing machine. Under-unit lighting. Spotlights. Radiator.

### Kitchen



### Kitchen



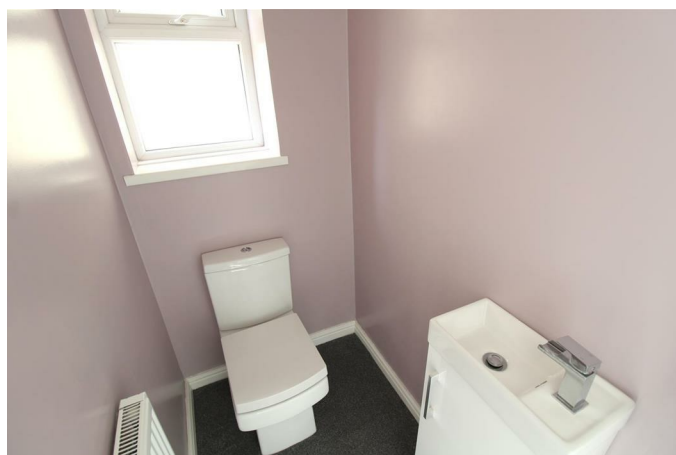
### Sun Room 10'9" x 9'5" (3.293 x 2.889)



With a door to the cloakroom. Double glazed window to the side. Set of double glazed patio doors to the rear.

### Sun Room

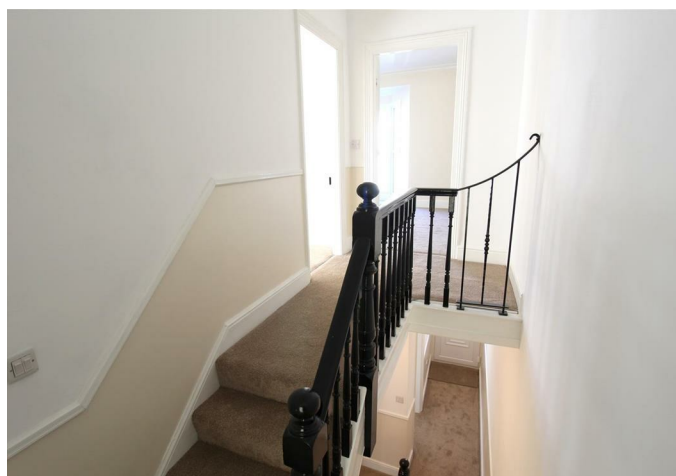
### Cloakroom 4'11" x 3'3" (1.502 x 1.010)



With a frosted double glazed window to the side. Low-level w/c. Wash hand basin. Radiator. Extractor fan.

### First Floor

### Landing



With two hatches to two separate loft spaces. Door to bathroom. Doors to bedrooms.



**Bathroom 4'11" x 6'11" (1.504 x 2.111)**



With a double glazed window to the side. Well-appointed suite comprising; bathtub with shower over. Low-level w/c. Wash hand basin. Chrome heated towel rail.

**Bedroom One 16'4" x 11'7" (5.002 x 3.536)**



With a double glazed bay window to the front offering sea views. Radiator. Ceiling rose.

**Bedroom One**



**Bedroom One**



**View**



**Bedroom Two 11'5" x 10'9" (3.481 x 3.288)**



With a double glazed window to the rear. Radiator.

**Bedroom Two**



**Bedroom Three 8'2" x 10'3" (2.496 x 3.133)**



With a double glazed window to the rear offering sea views. Radiator.

**View**

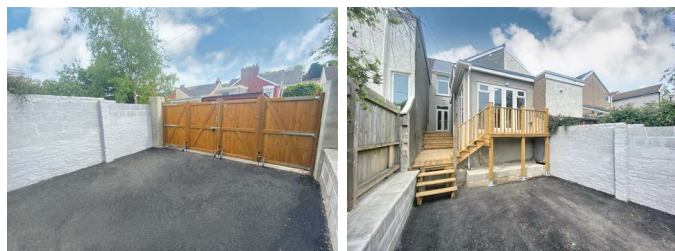


**External**

**Front**

You have a patio courtyard area.

### Rear



To the rear, you have driveway parking for two vehicles via the rear lane. Folding gate onto the drive.

### Tenure

Freehold.

### Council Tax Band

Council Tax

Band: E

Annual Price:

£2,178.54 (min)

### Additional Costs

Auction fees: The sale of each lot is subject to a buyer's premium of 1.2% of the purchase price (subject to a minimum of £500) including VAT unless otherwise stated. in addition to the sale price

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.

Additional costs: The purchase of the property may be subject to (but are not limited to), VAT (if applicable), reimbursement of the seller's search fees,

reimbursement of seller's legal and/or sales costs, stamp duty/land transaction tax (LTT). Please check the accompanying legal pack for further details.

### Agents Note

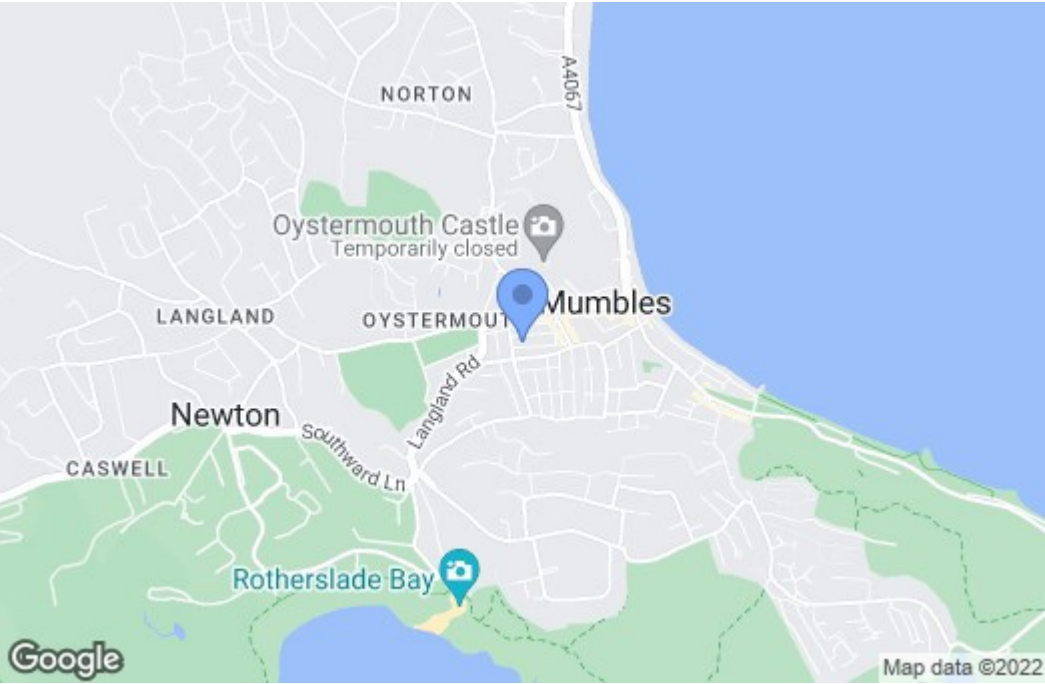
\* Generally speaking Guide Prices are provided as an indication of each seller's minimum expectation, i.e. 'The Reserve'. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Virtually every property will be offered subject to a Reserve (a 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.



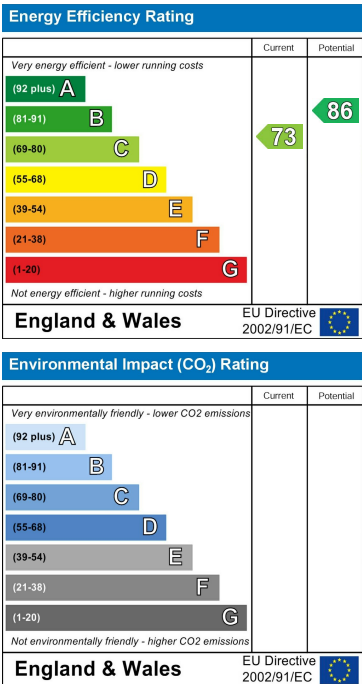
Floor Plan



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.