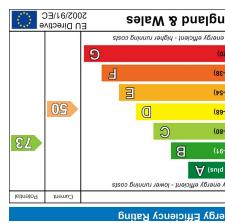
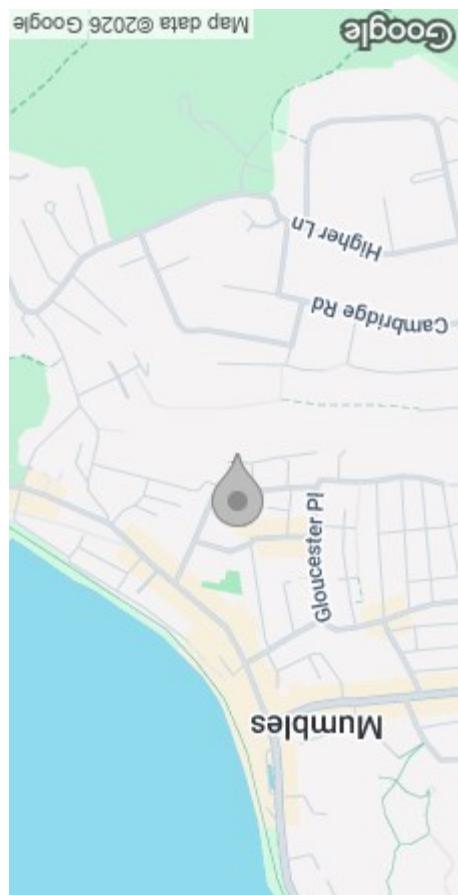




These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC

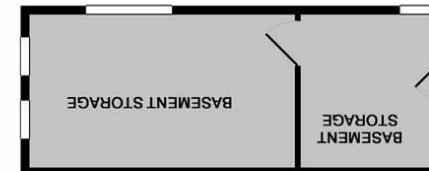


AREA MAP

1ST FLOOR



GROUND FLOOR



FLOOR PLAN



2 Broadview Lane
Mumbles, Swansea, SA3 4LN
Auction Guide £200,000



GENERAL INFORMATION

A rare opportunity to acquire an elevated and charming property located in the heart of Mumbles Village, offering spectacular panoramic views over the Village and Swansea Bay. The accommodation briefly comprises a lounge open to a dining area, a modern fitted kitchen extending into a study space, two bedrooms, and a bathroom. The basement provides a generously sized storage room. Externally, the property features a decked seating and patio area to the front. To the rear, additional seating areas lead up via steps to an elevated deck, enjoying breathtaking views of the sea and Oystermouth Castle. The property is currently used as an Airbnb. Early viewing is highly recommended.

Please note: The property is of non-standard construction.



FULL DESCRIPTION

Entrance

Lounge

15'00" x 10'11" (4.57 x 3.33)

Dining Area

15'01" x 9'07" (4.60 x 2.92)

Kitchen/Study Area

19'00" x 9'02" widest point
narrowing to 7'05" (5.79 x 2.79)
widest point narrowing to 2.26)



Bathroom

Bedroom One

10'08" x 10'06" (3.25 x 3.20)

Bedroom Two

10'04" x 7'10" (3.15 x 2.39)

Basement

15'04" x 11'07" (4.67 x 3.53)

External



Front

Steps lead up to patio area with further steps leading onto a decked area boasting spectacular views.

Rear

Tiered garden with mature flowers and trees with steps leading to an elevated decked seating area boasting panoramic views over Mumbles and Swansea Bay.

Council Tax Band - TBC

As the property has been operating as a holiday let (Airbnb), it is not currently registered with a residential council tax band. Should the property be purchased for residential use, the new owner will need to register it with the local authority for council tax purposes.

Tenure - Freehold

EPC - E

N.B

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

Key Auction Guidelines for Bidders

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.

