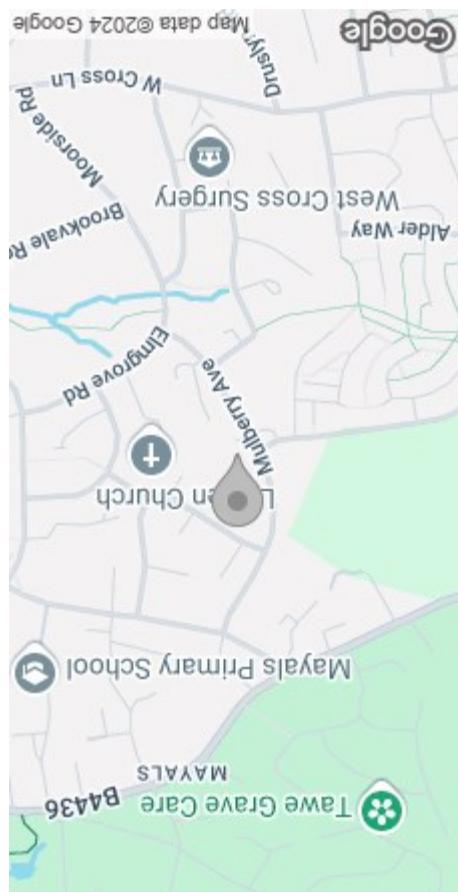


These particularities, whilst believed to be accurate are set out as general outline only for guidance and do not constitute any part of an offer or contract. Interndring Purchasers should not rely on them as representations by themselves as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC



AREA MAP



## FLOOR PLAN



# 53 Mulberry Avenue

West Cross, Swansea, SA3 5HA

## Auction Guide £225,000



## GENERAL INFORMATION

A spacious five bedroom detached property in need of refurbishment throughout. The property briefly comprises entrance hallway, four reception rooms, kitchen, and a storage room. To the first floor there are five double bedrooms and a shower room. Externally to the front of the property is a laid lawn with some mature shrubs and a driveway leading to the entrance of the property. Externally to the rear is a concreted area with a couple outbuildings, and a large garage attached to the property along with a walkway leading to a piece of land. This property is located in the sought after area of West Cross with great transport links and access to prestigious schools. We would highly recommend viewing to fully appreciate the potential this property has to offer.



## FULL DESCRIPTION

### Side Entrance Hall

**Reception 1**  
13'9" x 11'5" (4.2m x 3.5m)

**Entrance Hall**  
5'2" x 7'10" (1.6m x 2.4m)

### Hallway

**Reception 2**  
15'5" x 11'5" (4.7m x 3.5m)

**Reception 3**  
18'0" x 11'5" (5.5m x 3.5m)

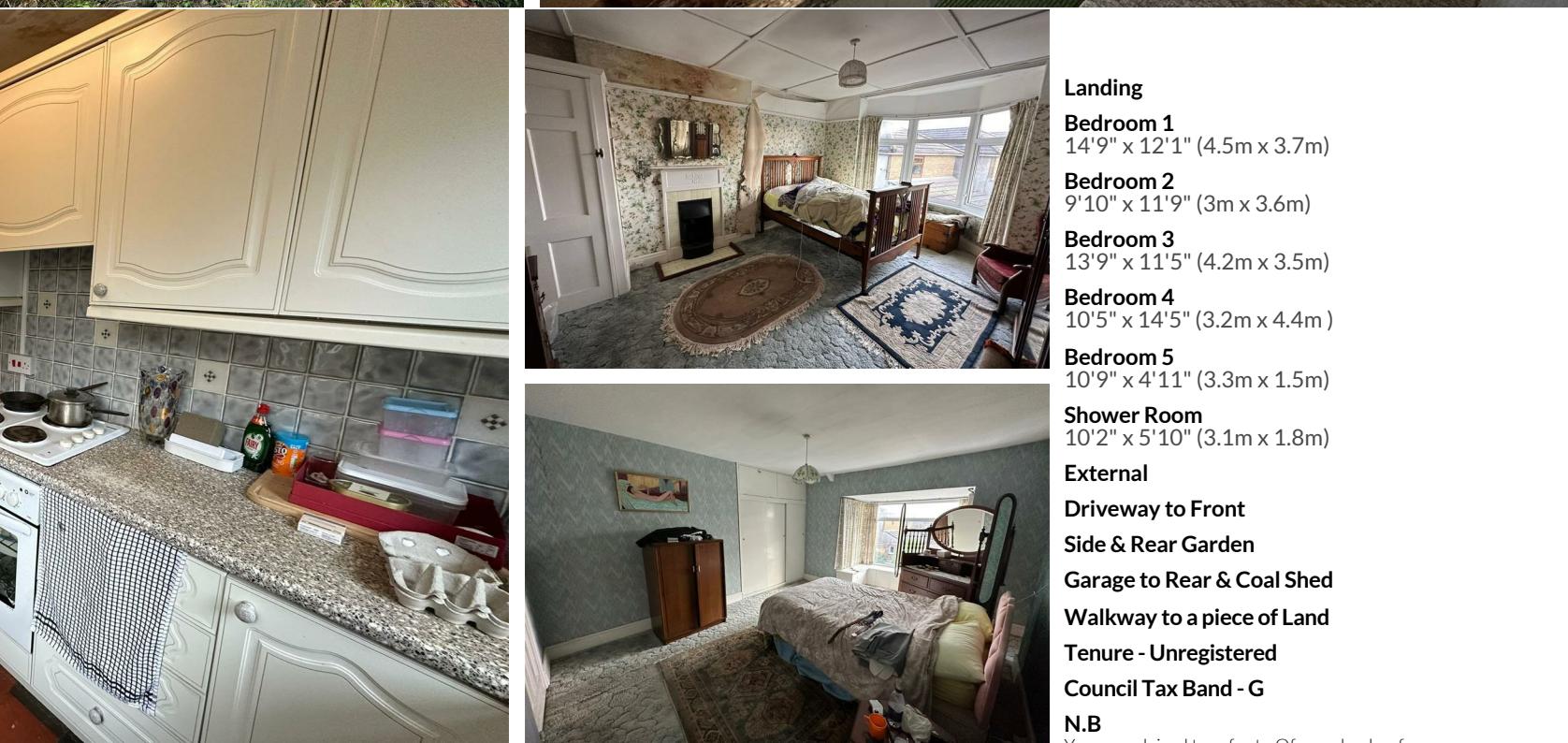
**Reception 4**  
12'9" x 14'1" (3.9m x 4.3m)

**Rear Hall**  
4'7" x 10'5" (1.4m x 3.2m)

**Kitchen**  
14'1" x 6'2" (4.3m x 1.9m)

**Storage Room**  
6'10" x 13'1" (2.1m x 4m)

### First Floor



### Landing

**Bedroom 1**  
14'9" x 12'1" (4.5m x 3.7m)

**Bedroom 2**  
9'10" x 11'9" (3m x 3.6m)

**Bedroom 3**  
13'9" x 11'5" (4.2m x 3.5m)

**Bedroom 4**  
10'5" x 14'5" (3.2m x 4.4m)

**Bedroom 5**  
10'9" x 4'11" (3.3m x 1.5m)

**Shower Room**  
10'2" x 5'10" (3.1m x 1.8m)

### External

**Driveway to Front**

**Side & Rear Garden**

**Garage to Rear & Coal Shed**

**Walkway to a piece of Land**

**Tenure - Unregistered**

**Council Tax Band - G**

### N.B

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

### N.B

Please note it is the responsibility of all purchasers to conduct their own investigation into all aspects of the property. We recommend reading through the properties legal pack, which is available on our website, prior to bidding and also seek legal advice. If you are successful, you will be required to pay a 10% deposit, together with the buyer's premium/holding fee and complete in 28 days, therefore we would strongly recommend for you to ensure your finances are in place before the auction, due to the timescales involved.

The holding fee is the buyer's premium purchase fee which is £3,000 plus VAT. 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 sell prior to auction the same fee of £3,000 plus VAT is payable.

