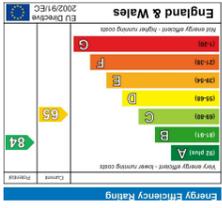
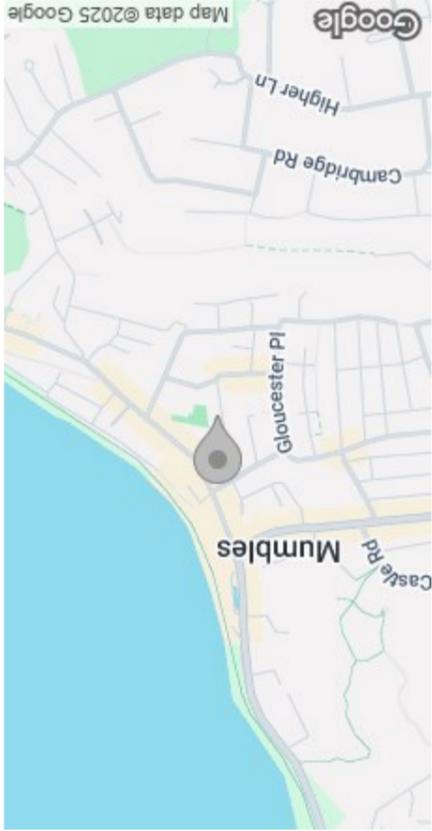




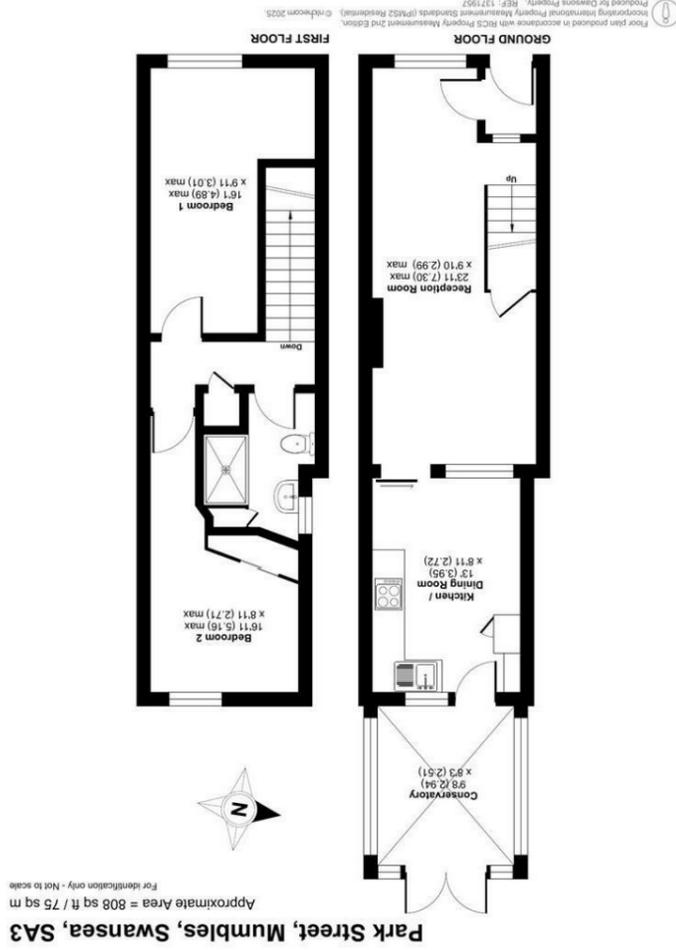
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN



15 Park Street
 Mumbles, Swansea, SA3 4DA
 Auction Guide £200,000



GENERAL INFORMATION

A fantastic opportunity to purchase a two-bedroom property in the heart of Mumbles, located in the popular Park Street. Just a short stroll from the seafront and local amenities, this home offers huge potential for renovation and modernisation.

Perfect for investors or developers, the property could achieve strong returns once refurbished, with excellent rental and resale potential given its sought-after coastal location.

This an ideal investment opportunity close to the beach and all that Mumbles has to offer.

FULL DESCRIPTION

Ground Floor

Reception Room

23'11" (max) x 9'9" (max)
(7.30m (max) x 2.99m (max))

Kitchen/Dining Room

12'11" x 8'11" (3.95m x 2.72m)

Conservatory

9'7" x 8'2" (2.94m x 2.51m)

First Floor

Bedroom 1

16'0" (max) x 9'10" (max)
(4.89m (max) x 3.01m (max))

Bedroom 2

16'11" (max) x 8'10" (max)
(5.16m (max) x 2.71m (max))



External

Garden to the Rear

Council Tax Band - D

Tenure - Freehold

EPC - D

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.

