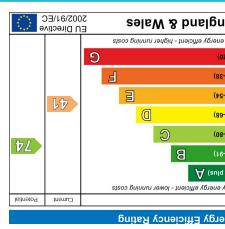
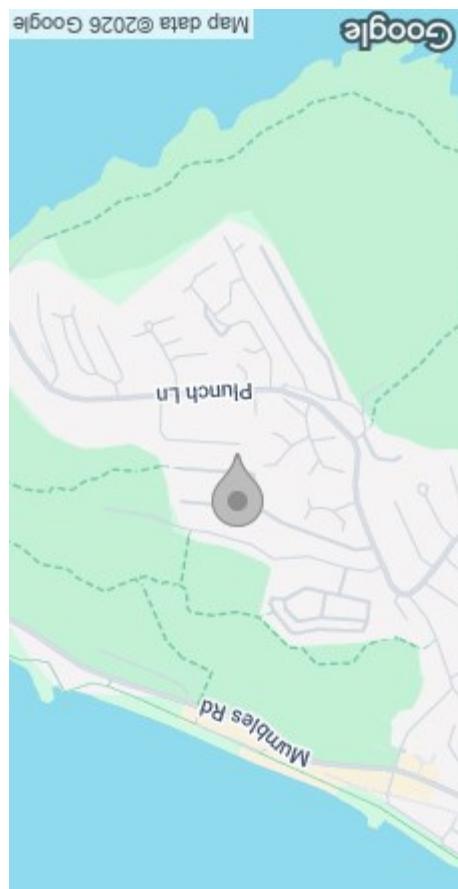




These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



Cleveland Avenue, Mumbles, Swansea, SA3

FLOOR PLAN



GENERAL INFORMATION

AUCTION REGISTRATION IS NOW OPEN
THE BIDDING WILL OPEN ON THE 11TH
OF FEBRUARY 2026 AT 10AM
A fantastic opportunity to acquire a three
bedroom bungalow situated in a quiet cul-de-
sac in the highly sought-after area of
Mumbles. The property is in need of complete
renovation, making it an ideal project for
investors or developers looking to add value.
With a good-sized garden, the bungalow
offers excellent potential to create a lovely
home or investment property. It is located just
a short distance from popular coastal walks,
and within easy reach of local amenities, shops,
and restaurants in Mumbles Village.

With its prime location and scope for
improvement, this property is not to be
missed.



FULL DESCRIPTION

Ground Floor

Reception Room

10'2" x 9'5" (3.12m x 2.88m)



Reception Room

13'3" x 10'5" (4.04m x 3.18m)



Kitchen

10'5" x 10'5" (3.20m x 3.18m)



Store

5'10" x 3'3" (1.80m x 1.01m)



First Floor

Bedroom 1

11'6" x 10'4" (3.52m x 3.17m)



Bedroom 2

10'3" x 9'6" (max) (3.14m x
2.92m (max))



External

Garden to Front and Rear

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.

