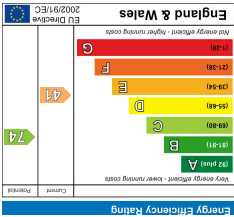
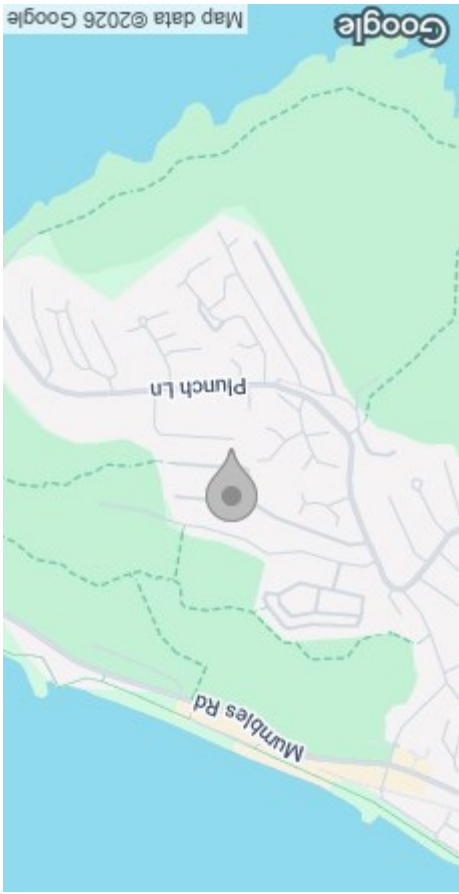


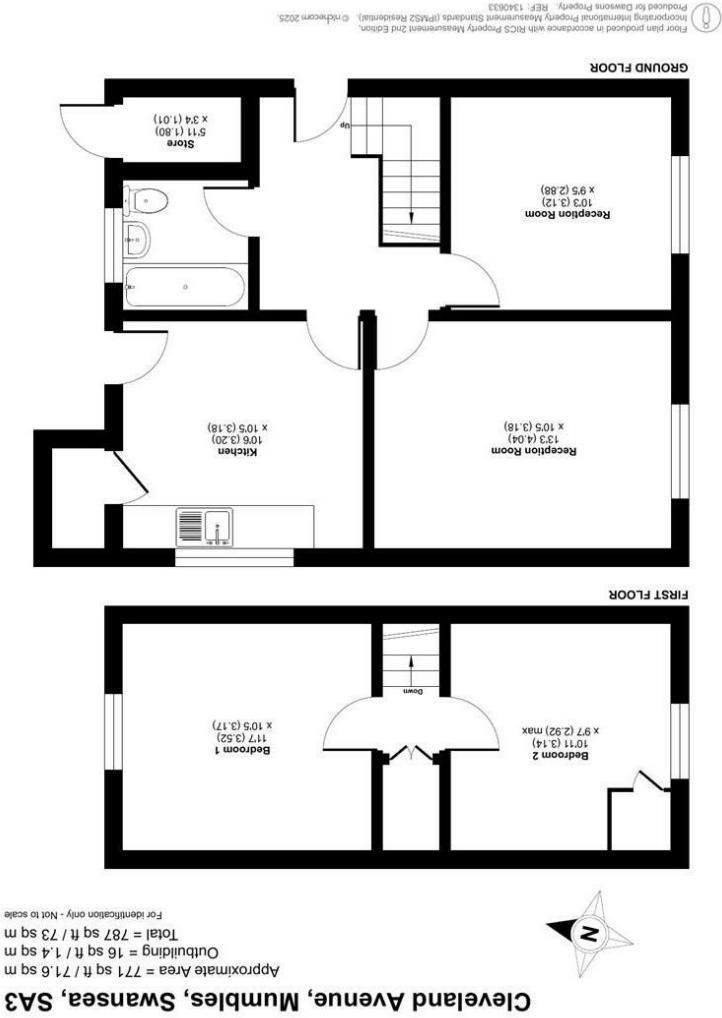
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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





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.

