





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.

