

GENERAL INFORMATION

Nestled within a quiet cul-de-sac in the highly sought-after village of Mumbles, this attractive three-bedroom semi-detached home offers an excellent opportunity to enjoy coastal living within easy reach of an array of local amenities. Ideally situated close to boutique shops, popular bars and restaurants, the picturesque seafront promenade and the Pier, the property is also conveniently located for nearby beaches and stunning cliff-top walks. The property further benefits from pleasant views towards Underhill Park.

The well-presented accommodation briefly comprises an entrance hallway with staircase rising to the first floor and doors leading to the principal ground floor rooms. The spacious lounge provides a welcoming reception space, while the fitted kitchen opens seamlessly into the dining area, creating an ideal environment for modern family living and entertaining. French doors from the dining area lead directly onto the rear garden, flooding the space with natural light. Completing the ground floor is a delightful conservatory enjoying views over the garden and featuring a further set of French doors opening onto the patio.

To the first floor are three well-proportioned bedrooms together with a family bathroom, with the property enjoying pleasant outlooks towards Underhill Park.

Externally, the property benefits from steps leading to the front entrance and side access to the rear garden. The enclosed rear garden is level and laid mainly to lawn, complemented by a patio seating area ideal for al fresco dining and outdoor relaxation. A particular feature of the property is the inclusion of a single garage, situated at the foot of the cul-de-sac, providing valuable storage, secure parking, or potential workshop space.

Enjoying a peaceful setting whilst being just moments from the vibrant heart of Mumbles and its beautiful coastline, this property represents an excellent opportunity for families, first-time buyers or downsizers.

FULL DESCRIPTION

Entrance Hall

Living Room
15'7 x 13'2 (4.75m x 4.01m)

Kitchen / Dining Room
20'1 x 11'11 (6.12m x 3.63m)

Conservatory
14'10 x 14'1 (4.52m x 4.29m)

Stairs To First Floor

Landing

Bedroom 1
13'2 x 11'11 (4.01m x 3.63m)

Bedroom 2
13'2 x 11'2 (4.01m x 3.40m)



Bedroom 3
9'4 x 8'2 (2.84m x 2.49m)

Bathroom

Parking
Off road parking is available via a separate garage located at the end of the cul de sac.

Tenure
Freehold

Council Tax Band
E

EPC - D

Services
Mains gas, electric, water & drainage. There is a water meter. The current sellers broadband is currently with TalkTalk. Please refer to the Ofcom checker for further coverage information. Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

