



EPC



AREA MAP

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74 Plunch Lane
Mumbles, Swansea, SA3 4JE
Offers Over £300,000



GENERAL INFORMATION

Situated in the highly sought-after seaside village of Mumbles, this beautifully presented three-storey property offers an exceptional opportunity to enjoy coastal living in an Area of Outstanding Natural Beauty.

The second floor boasts a spacious lounge/dining room, filled with natural light, featuring access to a sit-out balcony at the front of the property and patio doors at the rear leading to a decked area with lovely sea views – perfect for relaxing or entertaining.

The home offers three bedrooms, a modern family bathroom, and a convenient ground-floor W/C. It is well maintained throughout and benefits from gas central heating.

Externally, the property features off-road parking and a private rear garden with patio, alongside the balcony and decked terrace that make the most of the coastal outlook.

Ideally positioned for cliff-top walks and award-winning beaches, the property is just a short stroll from Limeslade Bay, Bracelet Bay, Mumbles Pier, and the iconic Lighthouse. You'll also find a variety of acclaimed restaurants and cafés nearby.

With its spacious accommodation, superb outdoor spaces, and breathtaking surroundings, this is a rare opportunity to secure a coastal home in one of the area’s most desirable locations.

FULL DESCRIPTION

- Entrance Hall
5'8" x 29'8" (1.73m" x 9.04m")
- Kitchen
7'10" x 18' (2.39m" x 5.49m)
- Bedroom 3
7'10" x 11'3" (2.39m" x 3.43m")
- WC
- Stairs To First Floor
- Sitting / Dining Room
14'4" x 25" (4.37m" x 7.62m')
- Stairs To Second Floor
- Landing
- Bedroom 1
13'11" x 10'8" (4.24m" x 3.25m")



- Bedroom 2
7'10" x 11'3" (2.39m" x 3.43m")
- Bathroom
- Parking
Parking is available at this property via the driveway for 2 vehicles.
- Tenure
Leasehold
999 year lease from 25/12/1968 to 25/12/2967 with 942 years remaining.
Annual Ground Rent: £25
- Council Tax Band
E
- EPC - D



Services
Mains gas, electric, water & drainage,
Broadband - The current supplier is Vodafone. The broadband type is Fibre.
Mobile - There are no known issues with mobile coverage using the vendors current supplier.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

