

GENERAL INFORMATION

Set along the sought-after coastline of Mumbles, this elegant first-floor Georgian apartment enjoys a wonderful position overlooking Mumbles Bay. Combining period character with generous proportions and a highly desirable coastal lifestyle, the property offers approximately 1,533 sq ft of accommodation within a Grade II listed building.

The welcoming entrance leads into a series of well-proportioned reception spaces, including an impressive principal reception room with large windows framing uninterrupted sea views leading into a dining room providing an ideal setting for entertaining, with the adjoining kitchen conveniently positioned to serve both spaces.

The accommodation comprises three bedrooms, including a generous principal suite with en suite and dedicated dressing area, together with a family bathroom, cloakroom and useful utility space.

Private parking for two vehicles is a valuable addition, particularly in this sought-after coastal location. Independent cafés, restaurants, local shops, beaches and coastal paths are all close by, with Swansea also readily accessible.

Offered with no onward chain, this is a rare opportunity to acquire a characterful coastal home combining elegant period architecture, impressive sea views and the vibrant village lifestyle of Mumbles.

FULL DESCRIPTION

Entrance Porch

Living Room
18'8 x 18'4 (5.69m x 5.59m)

Dining Room
14'9 x 13'2 (4.50m x 4.01m)

Bedroom 1
10'11 x 9'10 (3.33m x 3.00m)

Dressing Room
10'11 x 9'11 (3.33m x 3.02m)

Ensuite

Hallway

Kitchen
13'1 x 7'5 (3.99m x 2.26m)



Utility Room
4'3 x 4'1 (1.30m x 1.24m)

Wc

Bedroom 2
12'6 x 11'3 (3.81m x 3.43m)

Bedroom 3
9'11 x 8'6 (3.02m x 2.59m)

Bathroom

Parking

Off road parking is available via two private parking spaces that are accesses via George Bank.

Tenure - Leasehold

999 year lease from 20/09/1996.
Ground rent £75 per annum.
No Fixed Service Charge – The property benefits from having no ongoing service charge. Owners make contributions towards shared maintenance on an as-needed basis when works are required.

Council Tax Band E

EPC - C

Services

Mains, gas, electric, water & drainage.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm.

