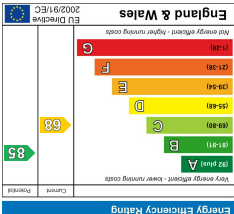


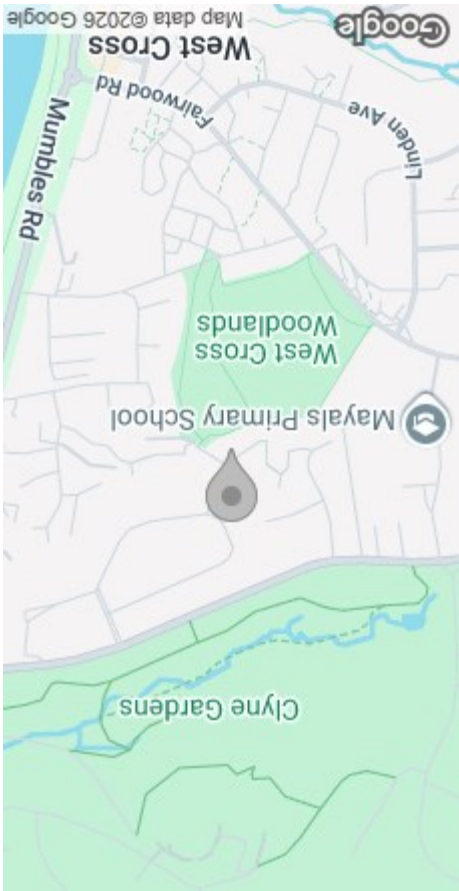
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

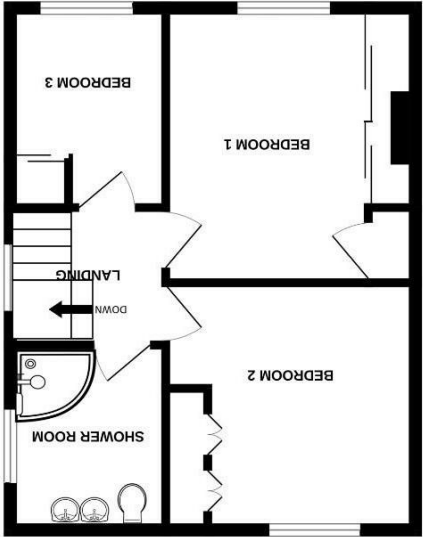
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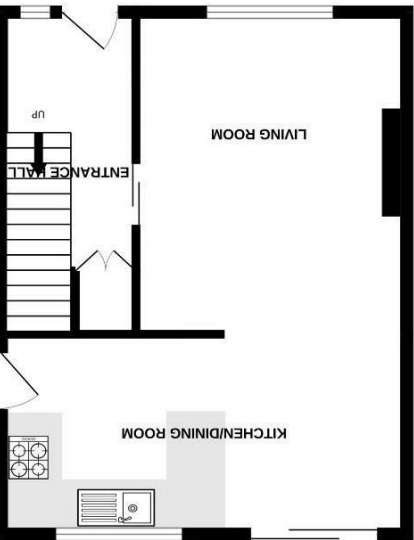
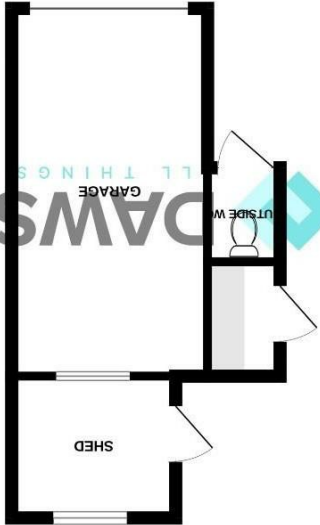
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



11 Mulgrave Way
Blackpill, Swansea, SA3 5DG
Offers Over £375,000

3 1 2 D

GENERAL INFORMATION

Nestled within a quiet cul-de-sac in the highly sought-after area of Mayals, this well-presented semi-detached home offers an excellent opportunity for families and those seeking a coastal lifestyle. Ideally positioned within easy reach of the seafront promenade and the vibrant village of Mumbles, renowned for its array of boutique shops, cafés, bars, and restaurants, the property also enjoys close proximity to beautiful local beaches and scenic cliff-top walks.

The accommodation briefly comprises an entrance hall with staircase rising to the first floor and doors leading to the principal rooms. The lounge flows seamlessly into the dining area, creating a bright and sociable living space, with patio doors opening onto the rear decked seating area. The dining room also opens into the fitted kitchen, providing a practical layout for modern day living.

To the first floor are three well-proportioned bedrooms together with a contemporary shower room.

Externally, the property benefits from driveway parking to the front leading to a garage. To the rear is a level, enclosed garden laid mainly to lawn, complemented by a decked seating area ideal for outdoor dining and entertaining.

FULL DESCRIPTION

Entrance Hall

Living Room
14'5 x 12'1 (4.39m x 3.68m)

Kitchen / Dining Room
18'1 x 8'11 (5.51m x 2.72m)

Stairs To First Floor

Landing

Bedroom 1
12'4 x 9'1 (3.76m x 2.77m)

Bedroom 2
11'2 x 11'1 (3.40m x 3.38m)

Bedroom 3
8'11 x 6'11 (2.72m x 2.11m)



Bathroom

Garage
16'5 x 8'9 (5.00m x 2.67m)

Outside Wc

Shed
7'4 x 6'4 (2.24m x 1.93m)

Parking
Off road parking is available via the driveway and garage.

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 BT. 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.

