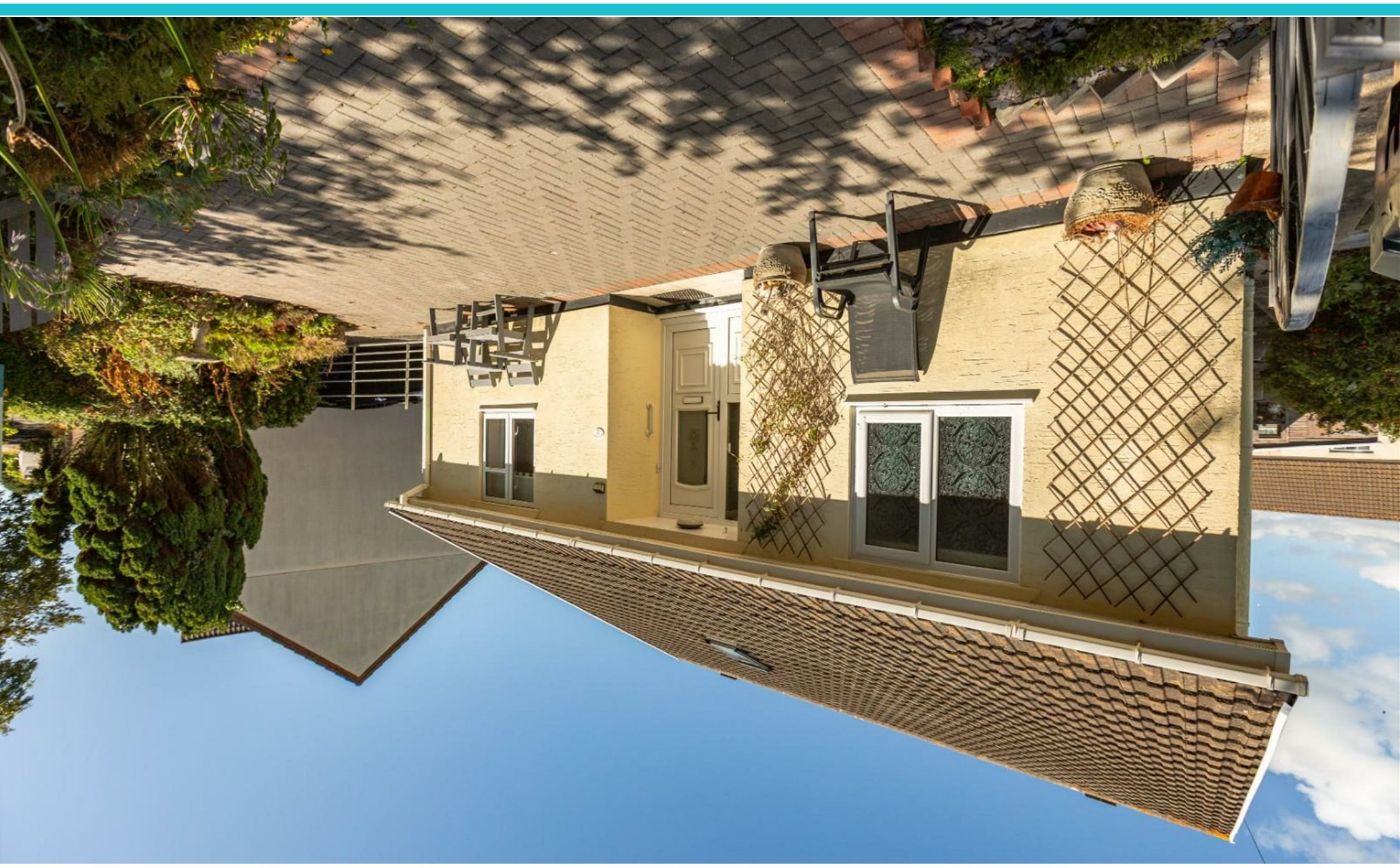
12 Rossers Field

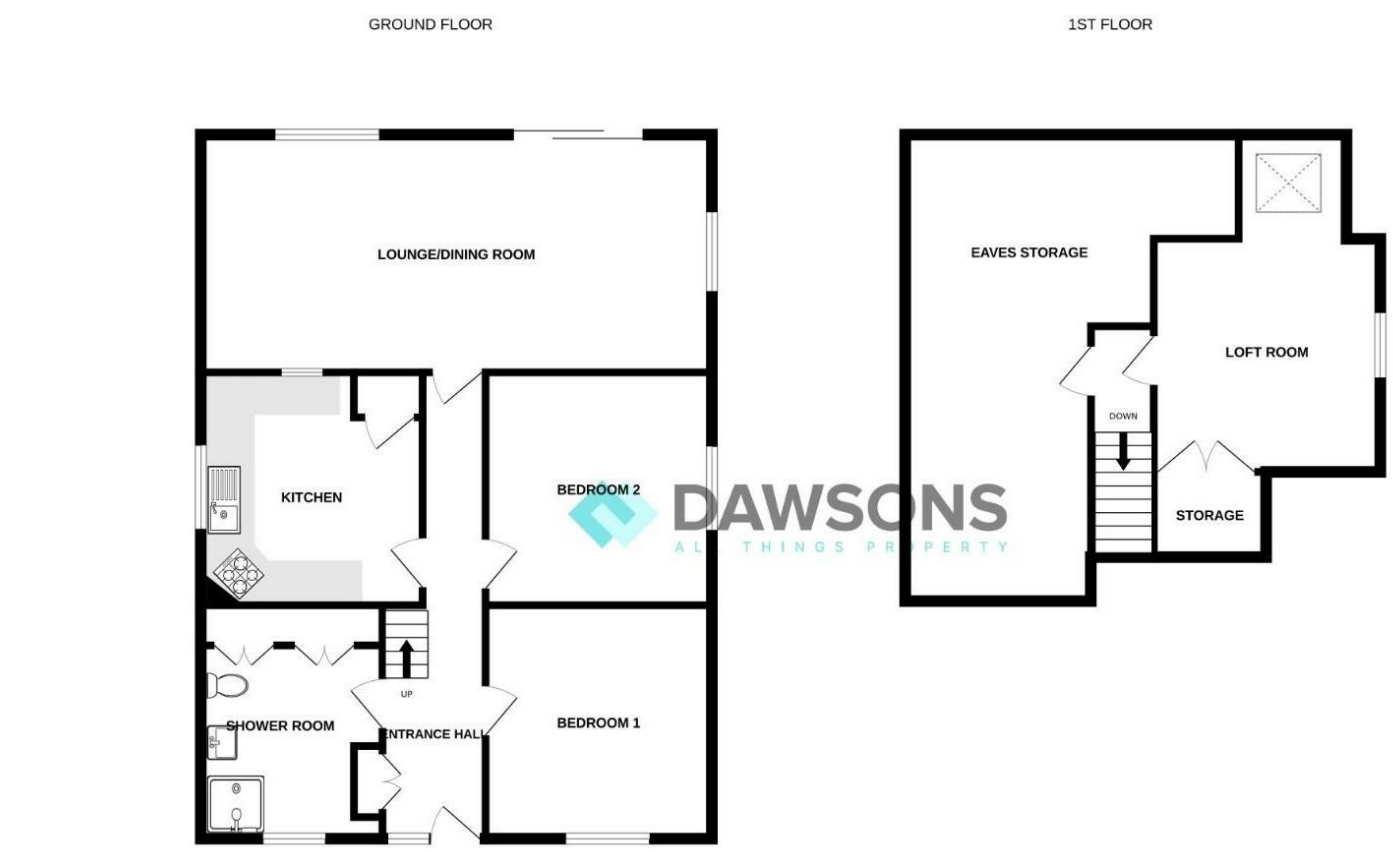
Mumbles, Swansea, SA3 4JQ

Asking Price £390,000

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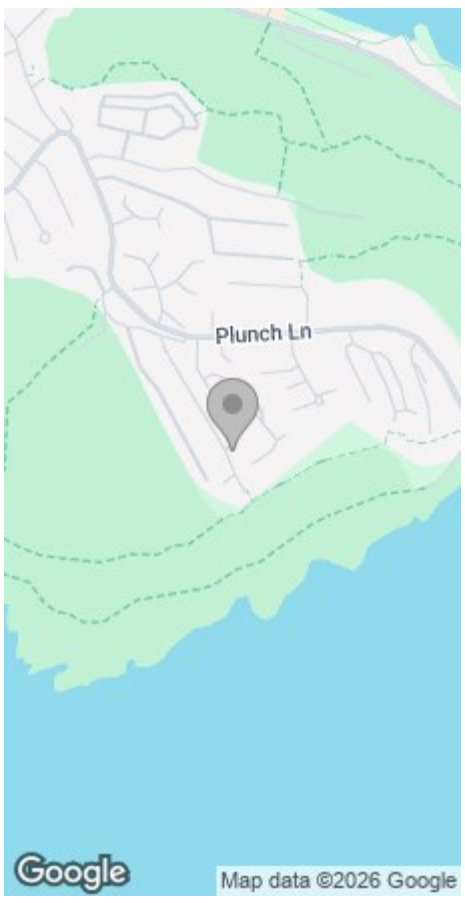


FLOOR PLAN

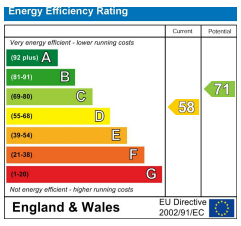


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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AREA MAP



EPC



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.

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GENERAL INFORMATION

A detached dormer bungalow offering versatile accommodation, driveway parking and a rear garden, ideally situated in the popular Mumbles area.

Introducing this detached dormer bungalow offering well-proportioned and flexible accommodation arranged over two floors. The property provides a versatile layout, making it particularly suitable for a range of buyers, including those looking for predominantly ground-floor living with useful additional space upstairs.

The ground floor comprises a welcoming lounge/dining room, fitted kitchen, two bedrooms, shower room and entrance hall. To the first floor is a useful loft room, together with generous eaves storage and a further storage area, providing excellent flexibility for use, subject to any necessary consents.

Externally, the property benefits from off-road parking via the driveway, while to the rear is a lovely low maintenance garden, providing a pleasant outdoor space for relaxing or entertaining.

Situated within the popular Mumbles area of Swansea, Rossers Field is well placed for enjoying the many amenities and attractions of the surrounding area. Mumbles village offers a wide selection of cafés, restaurants, shops and everyday amenities, while the stunning Gower Peninsula is close at hand, renowned for its beautiful coastline, beaches and countryside. Swansea city centre is also readily accessible, offering further shopping, leisure and employment opportunities.

The property offers an excellent opportunity for a purchaser seeking a detached home with adaptable accommodation, outdoor space and off-road parking, with scope to modernise and personalise to their own taste.

A versatile detached dormer bungalow in a highly desirable coastal location, offering comfortable ground-floor accommodation, useful additional space to the first floor, private driveway parking and a rear garden. An ideal opportunity for those looking to enjoy all that Mumbles and the Gower have to offer.



FULL DESCRIPTION

Entrance Hall

Lounge / Dining Room
26' x 12'1 (7.92m x 3.68m)



Kitchen
11'10 x 11'3 (3.61m x 3.43m)

Bedroom 1
11'11 x 11'6 (3.63m x 3.51m)

Bedroom 2
11'10 x 11'6 (3.61m x 3.51m)

Shower Room

Stairs To First Floor

Loft Room
17'2 x 11'6 (5.23m x 3.51m)











Eaves Storage
16'11" x 23'9" (5.18 x 7.24)

Parking
Off road parking is available via the driveway.

Tenure - Freehold

Council Tax Band - D

EPC - D

Services
Mains electric, water and drainage. Oil central heating.
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 availability.





