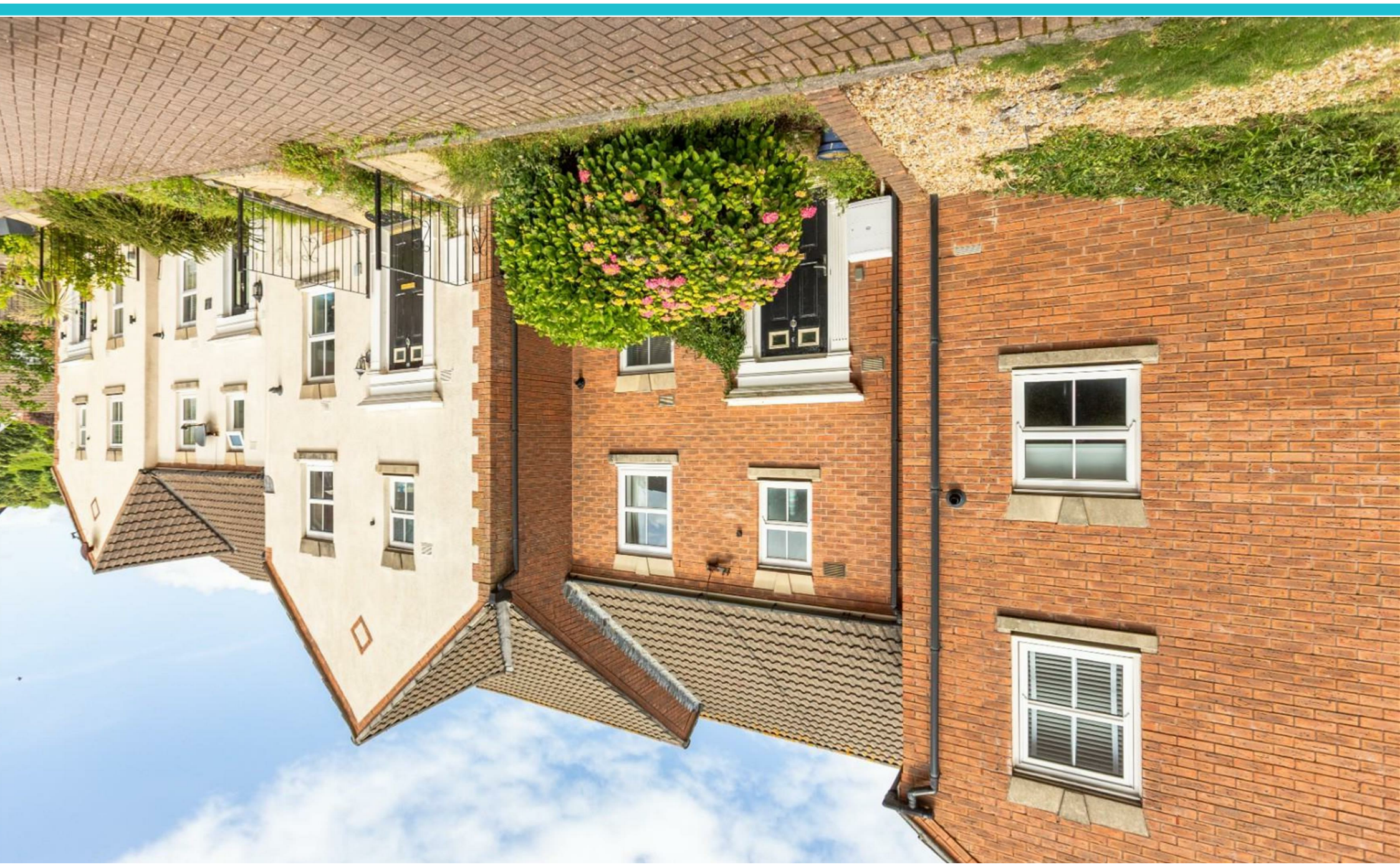
3 William Gammon Drive

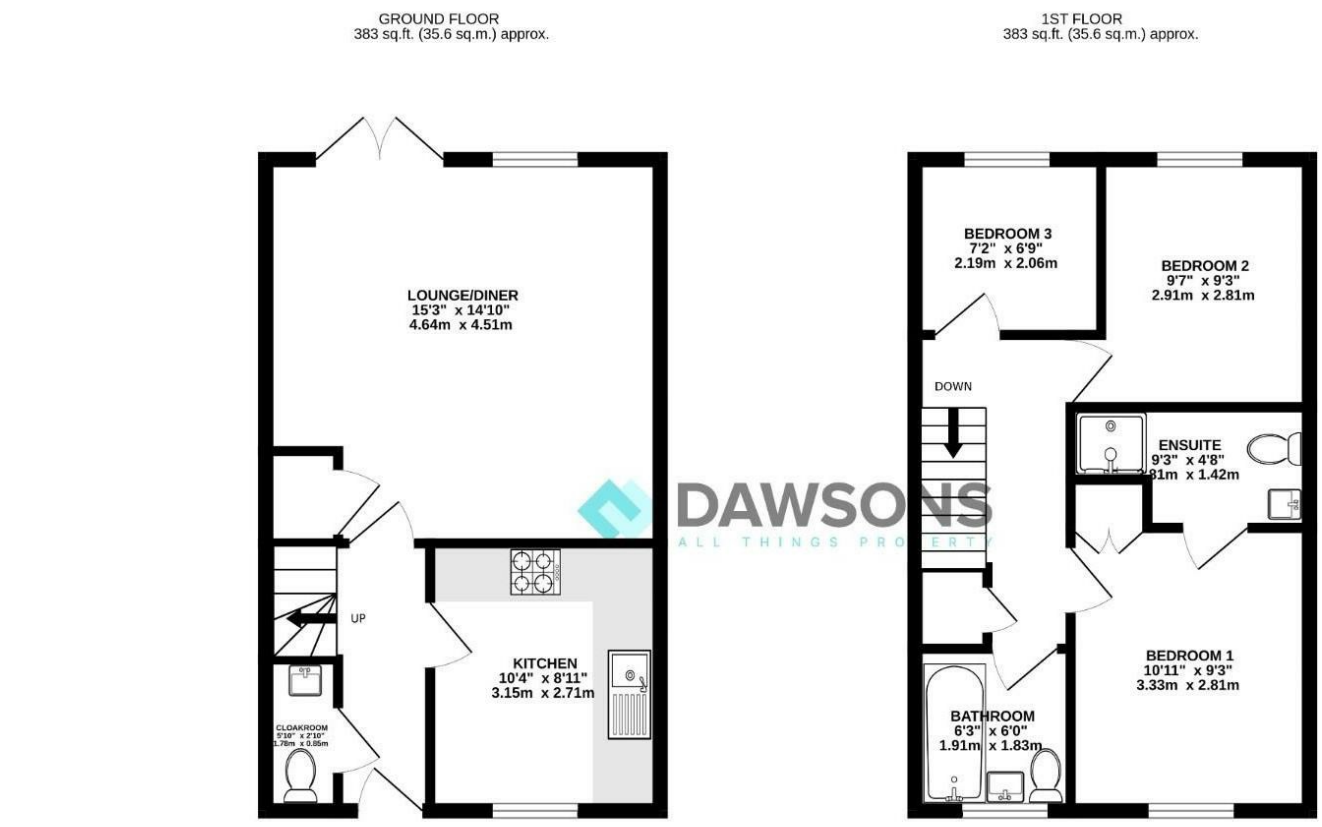
Mumbles, Swansea, SA3 4HR

Asking Price £300,000

3 | 2 | 1 | C



FLOOR PLAN



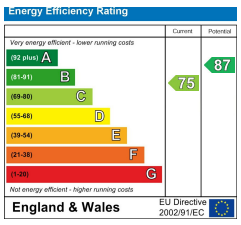
TOTAL FLOOR AREA : 766 sq.ft. (71.2 sq.m.) approx.

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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W **dawsonsproperty.co.uk**

GENERAL INFORMATION

A modern mid-terrace property located in the popular coastal area of Limeslade, close to cliff path walks, a well-known restaurant, and local amenities.

The accommodation comprises an entrance hallway with cloakroom, a modern fitted kitchen, and a lounge/dining room with patio doors opening onto the rear garden, providing good natural light.

To the first floor are three bedrooms, including a principal bedroom with en-suite shower room, along with a modern family bathroom.

The property benefits from an enclosed rear garden and garage.

The property is well presented throughout and would suit a range of buyers, including first-time purchasers, downsizers, or those looking for a holiday home or investment. It is currently used as a successful Airbnb, offering potential for continued income.

Viewing is recommended to appreciate the property and its location.

FULL DESCRIPTION

Entrance Hall

Kitchen
10'4 x 8'11 (3.15m x 2.72m)

Lounge / Diner
15'3 x 14'10 (4.65m x 4.52m)

Cloakroom

Stairs To First Floor

Landing

Bedroom 1
1011 x 9'3 (308.15m x 2.82m)

Ensuite

Bedroom 2
9'7 x 9'3 (2.92m x 2.82m)













Bedroom 3
7'2 x 6'9 (2.18m x 2.06m)

Bathroom

Parking
There is an allocated parking space at rear of property & garage.

Tenure
Freehold

Council Tax Band
Currently exempt due to holiday let business rates. Previously Band E.

EPC - C

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.



