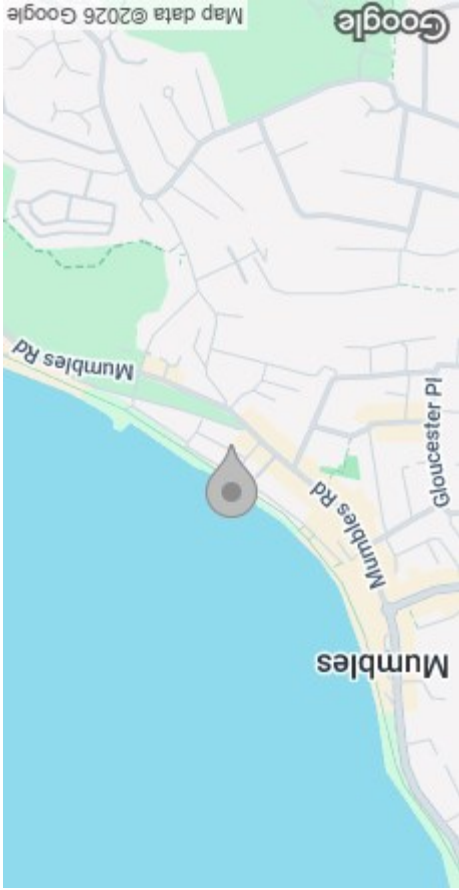


EPC



AREA MAP

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



FLOOR PLAN



4 Devon Place
Mumbles, Swansea, SA3 4DR
Asking Price £450,000



GENERAL INFORMATION

Situated in the heart of the ever-popular village of Mumbles, this deceptively spacious 5 bedroom three-storey mid-terrace family home enjoys partial sea views and an enviable location just one street back from the picturesque Mumbles Promenade. Perfectly positioned to take advantage of the area's renowned coastal walks, independent boutiques, cafés, bars and restaurants, this property offers an exceptional lifestyle in one of Swansea's most sought-after locations.

The well-proportioned accommodation is arranged over three floors and briefly comprises an entrance porch leading into a welcoming hallway, two separate reception rooms providing versatile living and entertaining space, cloakroom, and a fitted kitchen/breakfast room to the ground floor.

The first floor offers two generous double bedrooms together with a shower room. Occupying the second floor are three further bedrooms, one of which benefits from the convenience of a cloakroom/WC, making the layout ideal for larger families, guests or those working from home.

Externally, the property is approached via a small forecourt to the front, while to the rear there is an enclosed patio garden, providing a low-maintenance outdoor space ideal for al fresco dining, entertaining or simply relaxing. Additionally there is rear lane access.

Combining spacious accommodation with a superb coastal setting, this attractive home presents an excellent opportunity for families and buyers seeking to enjoy all that Mumbles has to offer, with the seafront, local amenities, excellent schools and an array of shops, cafés and restaurants all within easy reach.

FULL DESCRIPTION

Entrance Porch

Entrance Hall

Living Room
12'10 x 11'5 (3.91m x 3.48m)

Dining Room
11'9x 11'6 (3.58mx 3.51m)

Cloakroom

Kitchen / Breakfast Room
18'2 x 10'6 (5.54m x 3.20m)

Stairs To First Floor

Landing

Bedroom 1
15'2 x 13'4 (4.62m x 4.06m)



Bedroom 4
11' x 8'9 (3.35m x 2.67m)

Shower Room

Stairs To Second Floor

Landing

Bedroom 2
15'2 x 11'1 (4.62m x 3.38m)

Bedroom 3
11' x 10'1 (3.35m x 3.07m)

WC

Bedroom 5 / Study
8'8 x 6'8 (2.64m x 2.03m)

Parking
Residential parking permits are available for this property. Please contact Swansea council for costings & further information.

Tenure
Freehold

Council Tax Band
F

EPC - D

Services
Mains gas, electric, water & drainage. There is a water meter. The current sellers broadband is currently with Virgin. 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.

