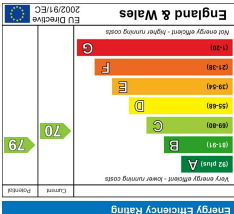
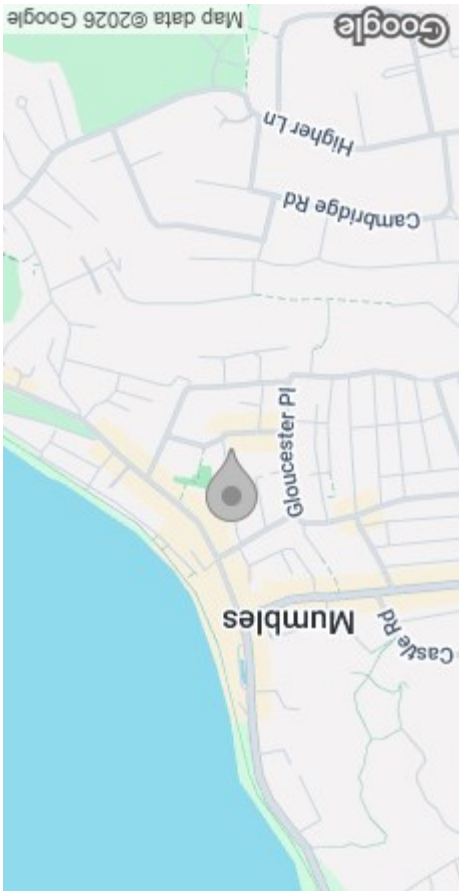


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While every effort has been made to ensure the accuracy of the location of the property, the location of the property is shown on the map for guidance only and should not be relied upon. The location of the property is shown on the map for guidance only and should not be relied upon. The location of the property is shown on the map for guidance only and should not be relied upon.



EPC



AREA MAP



FLOOR PLAN



52 Park Street
Mumbles, Swansea, SA3 4DA
Asking Price £375,000

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GENERAL INFORMATION

Situated in the heart of the ever-popular village of Mumbles, this charming mid-terrace home enjoys an enviable location just a stone's throw from the vibrant seafront promenade, an excellent selection of shops, bars and restaurants, and the iconic Mumbles Pier. Beautiful local beaches and scenic cliff-top walks are also within easy reach, making this an ideal home for those seeking a coastal lifestyle.

The accommodation is well-proportioned throughout and briefly comprises an entrance hall with stairs rising to the first floor and access to the living room, featuring a bay window that allows for an abundance of natural light. There is a separate sitting room, providing additional reception space, while the kitchen/dining area offers a practical and sociable setting for everyday living and entertaining, with a door leading out to the rear garden.

To the first floor are three bedrooms and a shower room.

Externally, the property benefits from a seating area to the front with steps leading to the entrance door. To the rear is an enclosed, low-maintenance patio garden, providing a private outdoor space to relax and enjoy.

Offering a superb combination of character, convenience and coastal living, this delightful home is perfectly positioned to take advantage of everything Mumbles has to offer.

FULL DESCRIPTION

Porch

Entrance Hall

Living Room
14' x 13'4 (4.27m x 4.06m)

Sitting Room
11'2 x 10'8 (3.40m x 3.25m)

Kitchen / Dining Room
16'7 x 16'7 (5.05m x 5.05m)

Stairs To First Floor

Landing

Bedroom 1
16'7 x 12'5 (5.05m x 3.78m)

Bedroom 2
11'7 x 10'2 (3.53m x 3.10m)



Bedroom 3
16'7 x 10'1 (5.05m x 3.07m)

Shower Room

Parking
Permit residential parking is available. Please contact Swansea Council for more information.

Tenure
Freehold

Council Tax Band
E

EPC - C

Services
Mains gas, electric, water (billed) & drainage. The current sellers broadband is currently with Sky. 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.

