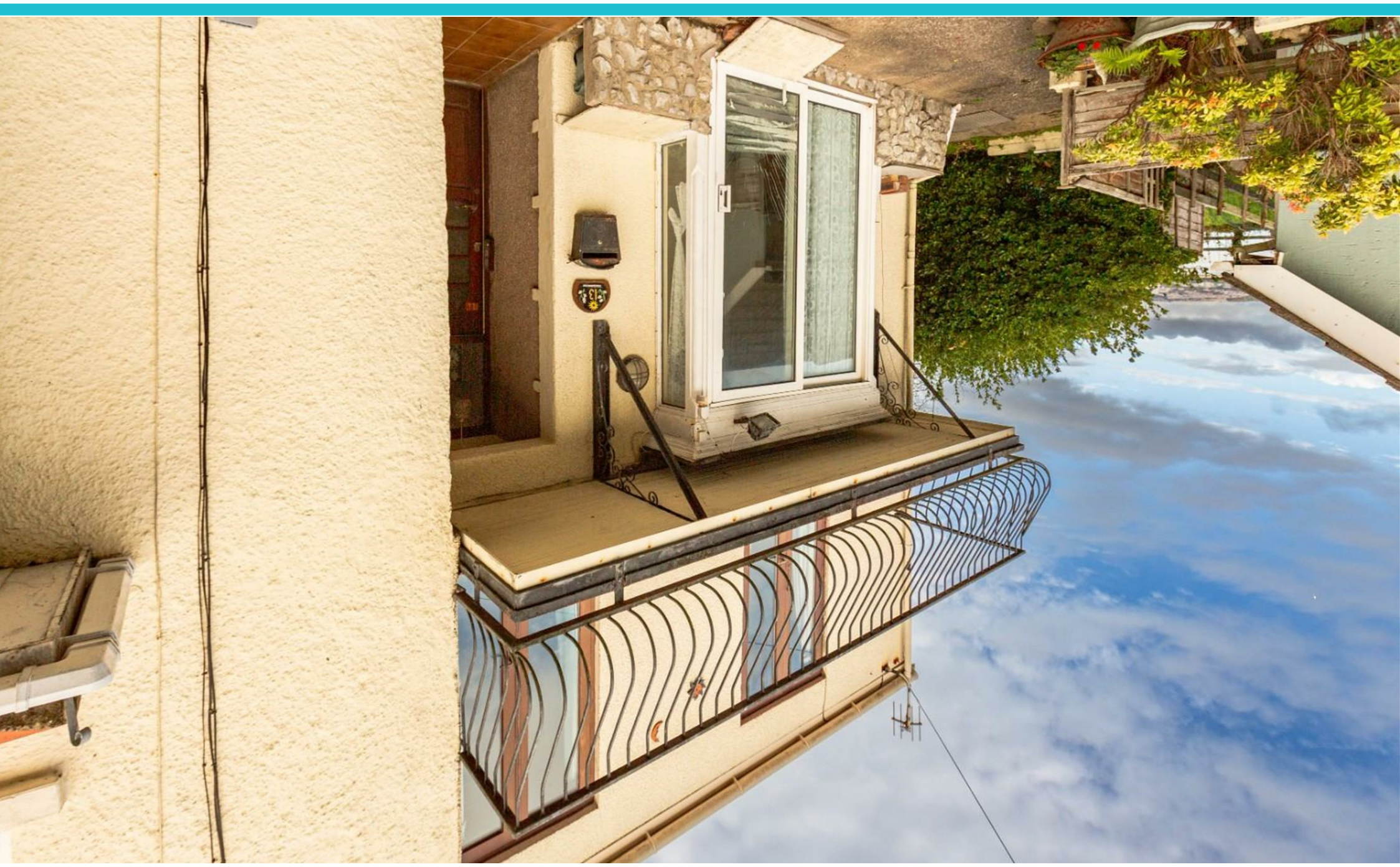
13 Thistleboon Road

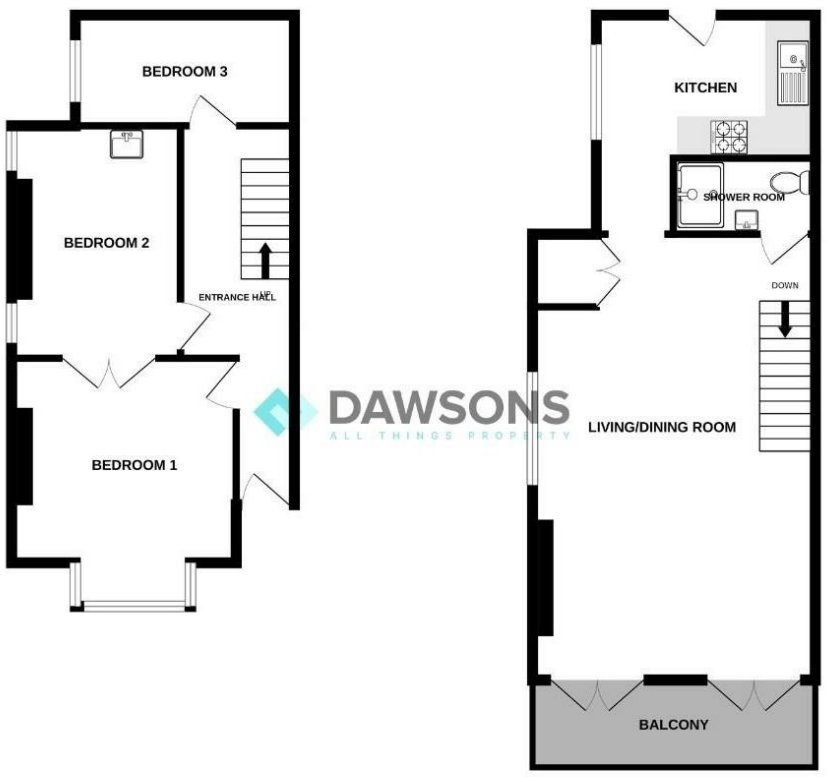
Mumbles, Swansea, SA3 4HE

Asking Price £325,000

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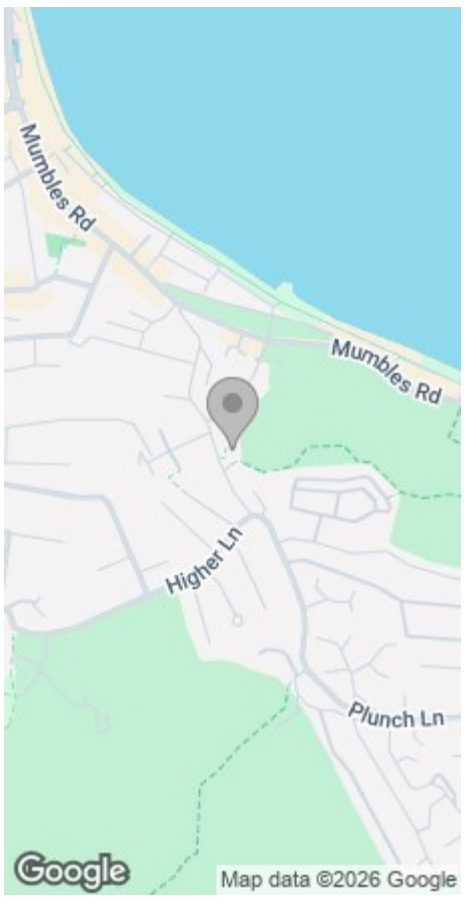


FLOOR PLAN

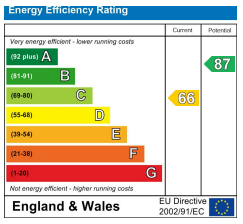


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

GENERAL INFORMATION

A charming three-bedroom home in a sought-after Mumbles location, offering spacious accommodation, a generous living/dining room and a balcony enjoying view over Swansea Bay. views.

Situated on popular Thistleboon Road, this appealing property is perfectly positioned for enjoying the relaxed coastal lifestyle Mumbles is renowned for. The village, promenade, independent shops, cafés, restaurants and beautiful coastal walks are all within easy reach.

The accommodation is arranged over two floors and provides a practical layout. The first floor offers three bedrooms, with the principal bedroom benefiting from a pleasant outlook, alongside two further bedrooms offering flexibility for family, guests or home working.

The ground floor features a spacious living/dining room, providing an excellent space for both everyday living and entertaining with views across the bay. There is also a separate kitchen again boasting sea views and shower room. A particular highlight is the balcony adjoining the living/dining room, providing a wonderful spot to relax and enjoy the surrounding outlook and views towards the coast.

Mumbles offers an enviable combination of seaside living and village convenience, with an excellent selection of independent shops, cafés, restaurants and amenities. The promenade, Mumbles Pier and nearby beaches provide fantastic opportunities for walks and enjoying the coastline, while the wider Gower Peninsula is easily accessible for those looking to explore its renowned beaches and countryside.

An excellent opportunity to purchase a three-bedroom home in one of Swansea's most desirable coastal locations, offering comfortable living accommodation and the opportunity to enjoy the very best of the Mumbles lifestyle.



FULL DESCRIPTION

Entrance Hall

Bedroom 1
13'2 x 11'11 (4.01m x 3.63m)

Bedroom 2
12'4 x 9' (3.76m x 2.74m)

Bedroom 3
11'8 x 5'11 (3.56m x 1.80m)

Stairs To First Floor

Living / Dining Room
23'9 x 15'1 (7.24m x 4.60m)

Kitchen
11'8 x 11'8 (3.56m x 3.56m)

Shower Room













Balcony
15'1 x 4'8 (4.60m x 1.42m)

Tenure - TBC

Council Tax Band - E

EPC - D

Services
Mains gas, electric, water and drainage. You are advised to refer to the Ofcom checker for information regarding mobile signal, due to the property being vacant, There is currently no broadband connected to the property.





