



GENERAL INFORMATION

Just a short stroll from the stunning Swansea Bay coastline and the vibrant heart of Mumbles, this beautifully presented three-bedroom home offers stylish, contemporary living in a highly sought-after coastal location. With its excellent position, impressive open-plan living space and wonderful outlook towards Swansea Bay, the property is ideally suited to modern family life.

The ground floor is centred around a superb open-plan kitchen, living and dining space, creating a bright and sociable environment. The modern fitted kitchen features a generous central island and integrated appliances, while the adjoining dining and living areas provide plenty of space for both everyday family life and entertaining. Large windows and glazed doors allow natural light to flood the room and provide a pleasant connection with the garden.

To the first floor are three well-proportioned bedrooms, together with a stylish family bathroom finished to a high standard. The accommodation offers a versatile layout with excellent potential for families, couples or those looking for a home close to the coast.

Externally, the property benefits from driveway parking, a garage and a private rear garden, providing a peaceful space for outdoor dining, entertaining or simply relaxing.

FULL DESCRIPTION

Entrance Hall

Reception Room

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

Kitchen / Dining Room

20'6 x 10'2 (6.25m x 3.10m)

Stairs To First Floor

Landing

Bedroom 1

11'10 max x 11'5 min (3.61m max x 3.48m min)

Bedroom 2

11'10 max x 10'11 min (3.61m max x 3.33m min)

Bedroom 3

9'3 x 8'6 (2.82m x 2.59m)



Bathroom

Parking

Parking is available at this property via the driveway and single garage.

Garage

19'8 x 8'9 (5.99m x 2.67m)

Tenure

Freehold

Council Tax Band

F

EPC - D

Services

Mains, gas, electric, water & drainage. There is a water meter at the property. Broadband - The current supplier is Vodafone. the Broadband type is Fibre. Mobile - There are no known issues with mobile coverage using the vendors current supplier, Vodafone. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

