



7 Rockhill, Mumbles, Swansea, City & County Of Swansea, SA3 4ED

£225,000

Astleys are delighted to offer for sale this charming two bedroom fisherman's cottage, in the ever-popular seaside village of Mumbles offering sea views.

This is a super cottage, tucked away in a quiet location and within a stone's throw of the seafront promenade, restaurants, boutiques and all the amenities the village has to offer. In our opinion, that perfect 'getaway' home that will suit those looking for a second home or investors, similarly it will suit those wishing to live the village life in Mumbles itself. Viewing is highly recommended.

The accommodation comprises; lounge, kitchen and cloakroom to the ground floor. To the first floor, you have a shower room and two bedrooms. Externally there is a communal lawned garden offering views towards Oystermouth Castle and across Mumbles Bay and beyond. EER-D64

Entrance

Via a frosted glazed hardwood stable door into the lounge.

Lounge 17'7" x 12'10" (5.362 x 3.927)



With a double glazed sash window to the front. Stairs to the first floor. Two radiators. Electric fire. Opening to kitchen. Door to cloakroom. Sliding double glazed door to the rear balcony. The rear balcony offers wonderful sea views of Swansea Bay. Spotlights.

Lounge



Lounge



Cloakroom 4'3" x 2'10" (1.307 x 0.880)

Via a step-down. With a frosted glazed window to the rear. Low-level w/c. Wash hand basin. Radiator.

Kitchen 12'10" x 9'1" (3.931 x 2.784)



With a double glazed sash window to the front. Double glazed sash window to the rear offering sea views of Swansea Bay. Well-appointed kitchen fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Four ring gas hob with oven and grill under, extractor hood over. Integral fridge. Integral freezer. Space for washing machine. Radiator. Spotlights.

Kitchen



First Floor

Landing

You have doors to bedrooms and shower room. Loft access.

Shower Room 5'5" x 5'5" (1.665 x 1.671)



Well-appointed suite comprising; corner shower cubicle. Low-level w/c. Wash hand basin. Chrome heated towel rail. Extractor fan. Tiled floor. Tiled walls. Spotlights.

Bedroom One 8'9" x 9'5" (2.680 x 2.885)



With a double glazed window to the rear offering sea views of Swansea Bay. Radiator. Doors to built-in storage cupboards. Spotlights.

Bedroom One



Bedroom Two 8'6" x 6'11" (2.614 x 2.116)



With a double glazed sash window to the front. Radiator. Doors to built-in storage cupboards.

External



There is a communal lawned garden offering views towards Oystermouth Castle and across Mumbles Bay and beyond.

View



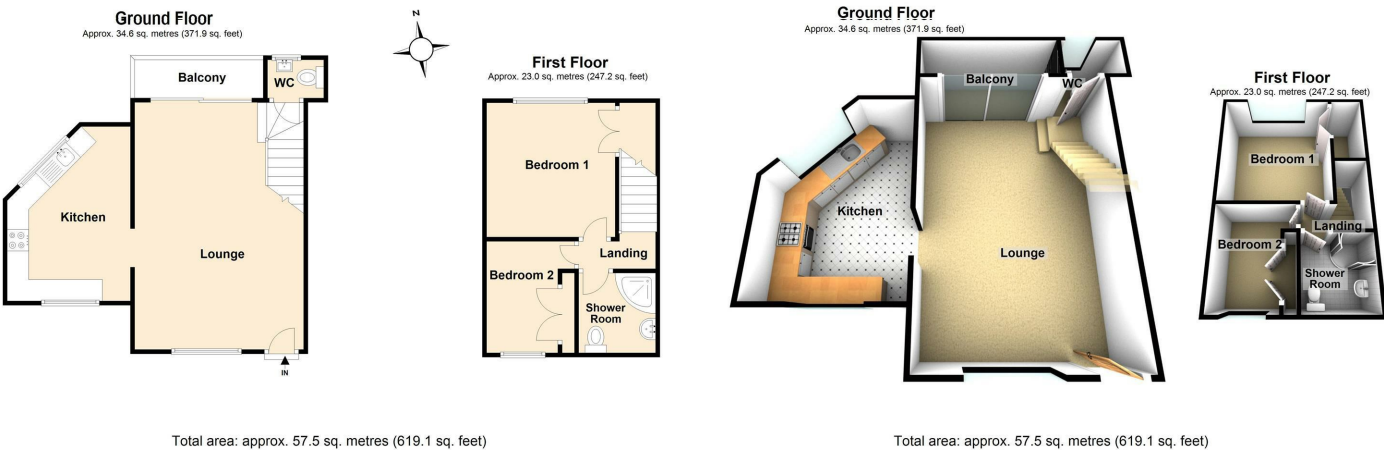
View



Tenure

Freehold.

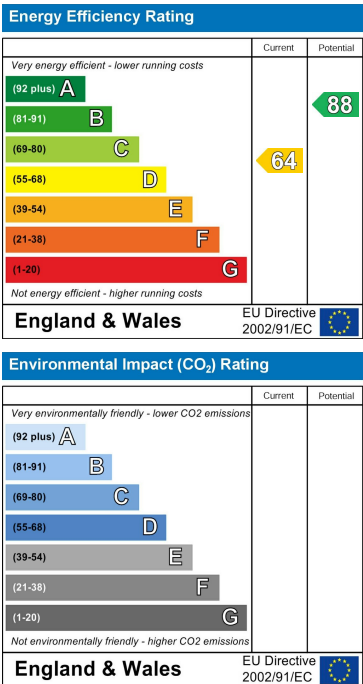
Floor Plan



Area Map



Energy Efficiency Graph



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