

6 Chandlers Reach  
George Bank,  
Mumbles, Swansea,  
SA3 4EP



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# 6 Chandlers Reach George Bank, Mumbles, Swansea, SA3 4EP

Offers Over  
**£300,000**



Enjoying spectacular views over the sweeping curve of Swansea Bay, this three-bedroom maisonette is moments away from the shoreline with its magnificent newly-restored promenade. Set in the charming Victorian resort of Mumbles with its café bars, restaurants and independent shops, the property is just a few miles from the bustle of Swansea, Wales' second city with excellent transport links to the M4 and a frequent train service to London. To the West lie the stunning beaches, coves and cliff walks of Gower, designated the UK's first Area of Outstanding Natural Beauty.

One of six apartments, the property is situated on the top two floors, high above Mumbles Road, and enjoys uninterrupted sea views both from the lounge and two of the three double bedrooms. The entrance leads to a bright hallway, with doors leading off to a cloakroom, the open-plan lounge and dining area, and the kitchen, as well as a large storage cupboard and separate airing cupboard... all arranged for easy living and relaxed entertaining.

A staircase leads down to the three bedrooms which offer quiet retreat, with the front two rooms taking in the ever-changing light over Swansea Bay. A family bathroom completes this floor. The property spans just over 900 square feet and includes private and guest parking to the rear. It is offered with no chain, ready for immediate enjoyment and relaxation.

This home blends tranquillity, breathtaking seascapes and village life. It will suit both those seeking a permanent residence - including downsizers or professionals wanting a better lifestyle - or it could be an ideal seaside retreat in picturesque Mumbles, recently named by the Sunday Times as one of the best seaside resorts to live in the UK.





### Entrance

Via a frosted double-glazed PVC door into the hallway.

### Hallway

With doors leading off to a cloakroom, open-plan lounge/dining area and separate kitchen, as well as a large storage cupboard and a spacious airing cupboard housing a modern gas boiler. Stair leading down to the bedrooms and bathroom. Radiator.

### Lounge

12'4" x 17'5"

Two large double-glazed picture windows offering breathtaking sea views of Swansea Bay and beyond. Two radiators.

### Kitchen

12'6" x 8'0"

Windows to the rear. The fitted kitchen has a range of base and wall units with running work surface incorporating a ceramic double sink and mixer tap. Electric hob, cooker and grill with extractor hood above. Spaces for fridge, small freezer and washing machine. Radiator.

### Cloakroom

3'9" x 5'4"

A frosted glazed window to the rear. Suite comprising: WC. Hand washbasin. Radiator. Part tiled walls.

### Lower Hall

Doors to bedrooms and bathroom.

### Bedroom One

9'4" x 14'1"

The master bedroom, situated at the tranquil rear of the property. Large window. Spacious built-in wardrobe. Radiator.

### Bedroom Two

12'4" x 8'8"

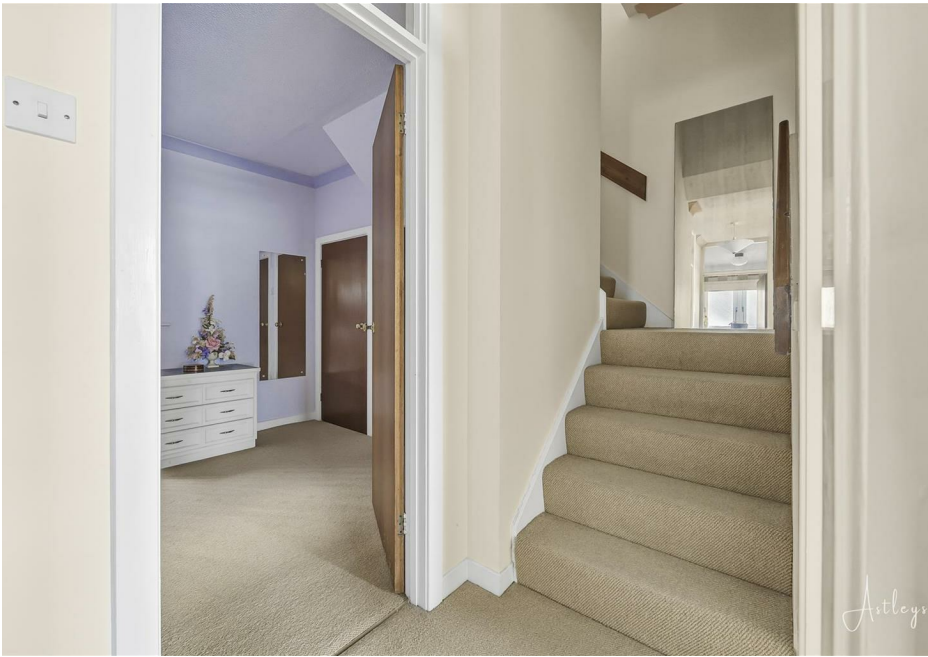
Another double bedroom with double-glazed picture window offering stunning sea views. Fitted wardrobe. Radiator.

### Bedroom Three

13'3" x 8'3"

More spectacular sea views over Swansea Bay from a large double-glazed window. Radiator.





**Bathroom**

5'6" x 7'6"

Frosted glass windows to the side of the property. Suite comprising; bathtub with shower over. WC. Washbasin. Radiator.

**External**

Allocated parking for one vehicle to the rear, right outside entrance, with access to guest parking too.

**Services**

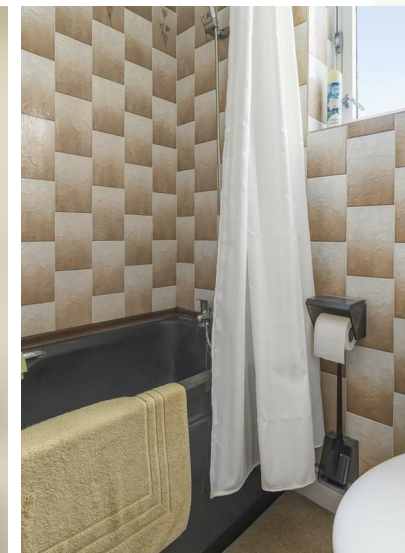
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - full fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone.

**Council Tax Band**

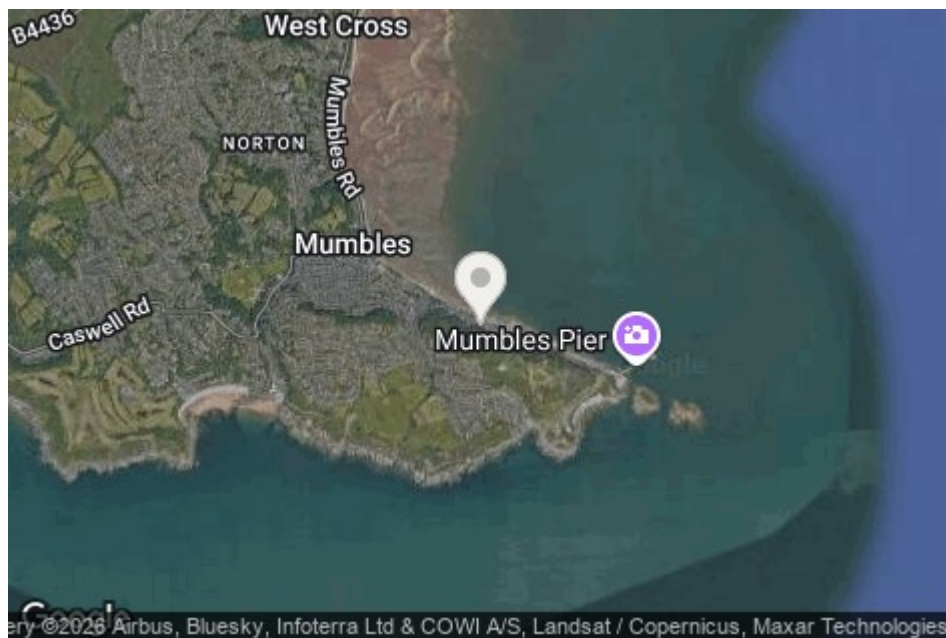
Council Tax Band - E

**Tenure**

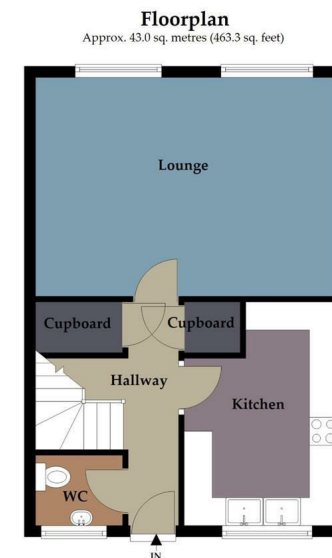
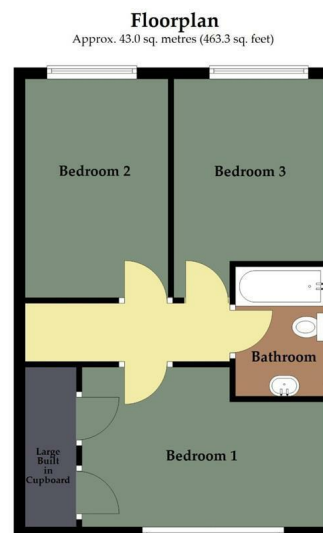
Share of Freehold. Leasehold (140 years ) No ground rent.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	74	76
EU Directive 2002/91/EC		



Total area: approx. 86.1 sq. metres (926.7 sq. feet)

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Plan produced using PlanUp.