

15 Park Avenue,  
Mumbles, Swansea,  
SA3 4DU





# 15 Park Avenue, Mumbles, Swansea, SA3 4DU

£375,000



Drawing in the fresh sea-kissed air from the gently curving coastline, this fine three-bedroom home lies within one of South Wales's most cherished villages. A stroll takes you to the elegant sweep of the promenade, where tide and light are ever in motion, while behind there are leafy lanes and parks, welcoming cafés and independent shops. The local schools enjoy strong reputations, and the transport links to the city and beyond are impressively convenient.

Entering the property, you are greeted by a thoughtfully proportioned hallway that sets the tone for the remainder of the accommodation. To the front a refined lounge draws in natural light, and to the rear the kitchen opens subtly to the garden, creating a harmonious flow for everyday living. Upstairs the first floor offers three well-appointed bedrooms along with a bathroom. Notably, the third bedroom and the charming attic room, accessed via a pull-down ladder, afford glimpses of the sea – a quiet reminder of the coastal position.

Outside, the rear garden is configured for ease and enjoyment. A covered storage area with power provisioning sits at the base, with steps rising to a raised decked seating platform enclosed by fencing. This is a space designed for al-fresco dining or relaxed gathering in the late afternoon light.

This home offers a lifestyle that combines the vitality of village life with the gentle tranquillity of seaside living. It is ideally suited to someone wishing to make this thriving village their everyday home, or indeed, to acquire a distinguished holiday residence in this delightful part of the coast.



### Entrance

Via a composite door with frosted double glazed side panel into the hallway.

### Hallway

With stairs to the first floor. Radiator. Door to the lounge. Sliding door to the kitchen breakfast room. Doors to understairs storage.

### Lounge

11'11" x 10'10"

You have a triple glazed bay window to the front. Radiator. Feature fireplace housing a wood burner set on slate hearth. Spotlights.

### Kitchen

12'0" x 17'0"

You have a set of triple glazed PVC doors to the rear garden. Set of triple glazed windows to the rear. Radiator. Spotlights. Beautifully appointed Sigma kitchen fitted with running marble work surface incorporating a stainless steel sink with mixer tap over. You have an integral Neff four ring induction hob with extractor hood over. Integral washing machine. Integral dishwasher. Integral fridge/freezer. Integral oven and grill. Integral microwave.

### First Floor

#### Landing

You have a door to the bathroom. Doors to bedrooms and access to the attic via a pull-down ladder.

#### Attic

11'10" x 16'4"

You have a set of four Velux roof windows to the front offering breath-taking sea views of Swansea Bay and beyond. Doors to eaves storage.

#### Bathroom

7'3" x 6'9"

You have a frosted double glazed window to the rear. A well appointed suite comprising; a large walk-in shower with oversized shower head above. WC. Wash hand basin. Tiled floor. Tiled walls. Radiator. Spotlights.





### Bedroom One

10'1" x 12'1"

You have a double glazed window to the front. Radiator. Doors to built-in wardrobes. Spotlights.

### Bedroom Two

11'0" x 12'2"

You have a double glazed window to the rear. Radiator. Door to built-in storage cupboard.

### Bedroom Three

12'5" x 7'4"

You have a double glazed window to the front offering sea glimpses. Radiator.

### External

#### Front

You have a low maintenance gravel garden with side access to the rear.

#### Rear

You have a storage area with power and steps leading up to a raised deck seating area with room for tables and chairs bordered by fencing.

### Services

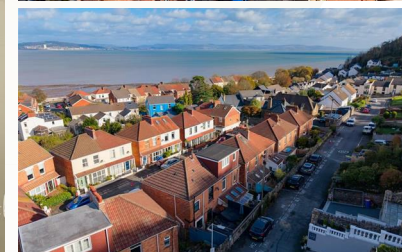
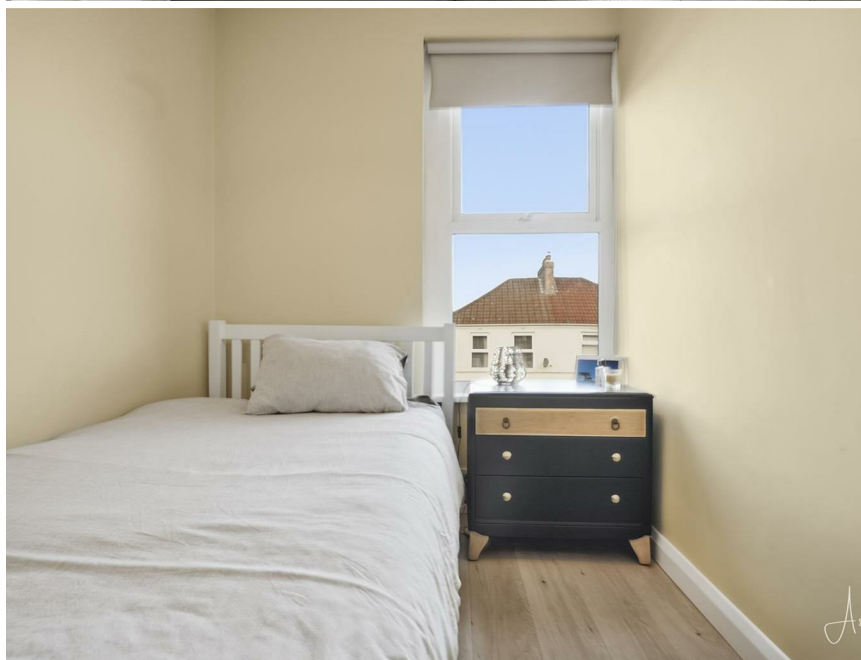
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, Three, Vodafone & O2.

### Council Tax Band

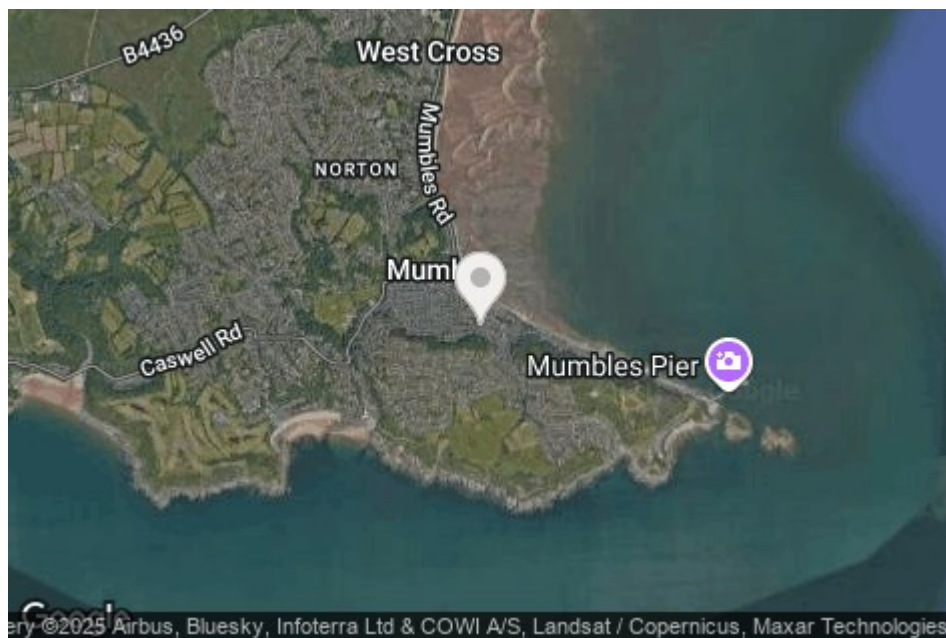
Council Tax Band - E

### Tenure

Freehold.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 128.0 sq. metres (1377.8 sq. feet)

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Plan produced using PlanUp.