

7 Nicholl Court,  
Mumbles, Swansea,  
SA3 4LZ

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# 7 Nicholl Court, Mumbles, Swansea, SA3 4LZ

£699,995



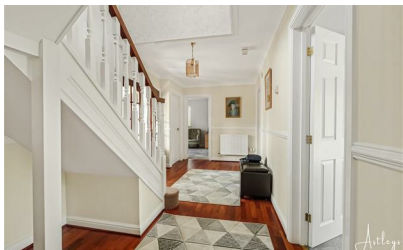
Set within one of Mumbles' most desirable residential locations, this impressive detached home enjoys an exceptional balance of coastal charm and everyday convenience. The village is renowned for its independent cafés, restaurants and boutiques, while the promenade, beaches and stunning Gower coastline are all close by. Well regarded schools, green spaces and easy access to Swansea make this an outstanding setting for family life.

Occupying a generous plot of approximately 0.15 acres and extending to around 1,782 square feet, the property offers spacious and versatile accommodation throughout. The welcoming entrance hall leads to a selection of well proportioned reception rooms, including a study, lounge and separate dining room, providing flexible spaces for family living, entertaining and home working. The kitchen is complemented by a practical utility room, with a cloakroom completing the ground floor.

Upstairs, four well sized bedrooms provide comfortable accommodation, with the principal bedroom benefiting from an en suite. A family bathroom serves the remaining bedrooms.

Outside, a private driveway provides parking for up to four vehicles and leads to a detached double garage. The front garden is laid to lawn, while the enclosed rear garden offers established planting, a generous patio for outdoor dining and a well maintained lawn, creating an attractive and private space to enjoy throughout the year.

Combining generous living space with a sought after coastal location, this is a superb family home offering comfort, practicality and an enviable Mumbles lifestyle.



#### Entrance

Via a frosted double glazed PVC door with frosted double glazed side panels into the porch.

#### Porch

Set of glazed hardwood doors into the hallway. Tiled floor. Radiator.

#### Hallway

Stairs to the first floor. Door to the cloakroom. Door to the study. Door to the kitchen. Door to the dining room. Door to the lounge. Radiator.

#### Cloakroom

54" x 35"

Frosted double glazed window to the front. Suite comprising: WC. Wash hand basin. Radiator. Part tiled walls.

#### Study

84" x 910"

Set of double glazed windows to the front. Double glazed window to the side. Radiator.

#### Kitchen

113" x 176"

Set of double glazed windows to the rear. Set of double glazed French doors to the side. Door to the utility room. Radiator. Tiled floor. The kitchen itself is well appointed and fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl ceramic sink with mixer tap over. Integral oven and grill. Integral Neff four ring gas hob with extractor hood over.

#### Utility Room

56" x 911"

Glazed hardwood door to the side. Utility room is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Space for freezer. Radiator.

#### Dining Room

114" x 101"

Set of double glazed French doors to the rear garden. Radiator.

#### Lounge

228" x 112"

Set of double glazed windows to the front. Two radiators. Double glazed bay window to the rear. Feature fireplace.

#### First Floor

##### Landing

Double glazed window to the front. Loft access. Door to built in storage cupboard. Door to bathroom. Doors to bedrooms.

##### Bathroom

64" x 811"

Set of frosted double glazed windows to the front. A well appointed bathroom suite comprising: bathtub. WC. Wash hand basin. Radiator. Tiled floor. Part tiled walls. Spotlights. Extractor fan.

##### Bedroom One

169" x 103"

Set of double glazed windows to the rear. Radiator. Doors to built in wardrobes. Door to en suite.



**En Suite**

811" x 100"

Set of frosted double glazed windows to the front. A well appointed en suite comprising: corner bathtub. Corner shower cubicle. WC. Wash hand basin. Bidet. Tiled floor. Part tiled walls. Spotlights. Extractor fan.

**Bedroom Two**

116" x 140"

Set of double glazed windows to the front. Radiator. Doors to built in wardrobes.

**Bedroom Three**

103" x 131"

Set of double glazed windows to the rear. Radiator. Doors to built in wardrobes.

**Bedroom Four**

910" x 90"

Set of double glazed windows to the rear. Radiator. Doors to built in wardrobes.

**External**

**Aerial Aspect**

**Another Aspect**

**Front**

Private driveway parking for four vehicles leading to the detached double garage. Side access to the rear garden. Steps leading up to the front door. Lawned area.

**Double Garage**

199" x 180"

Via two electric 'up and over' doors. Double glazed window to the rear.

**Side**

Graveled area with an opening to the rear garden.

**Rear**

Home to a variety of flowers and shrubs. Patio seating area with ample room for tables and chairs. Lawned garden.

**Services**

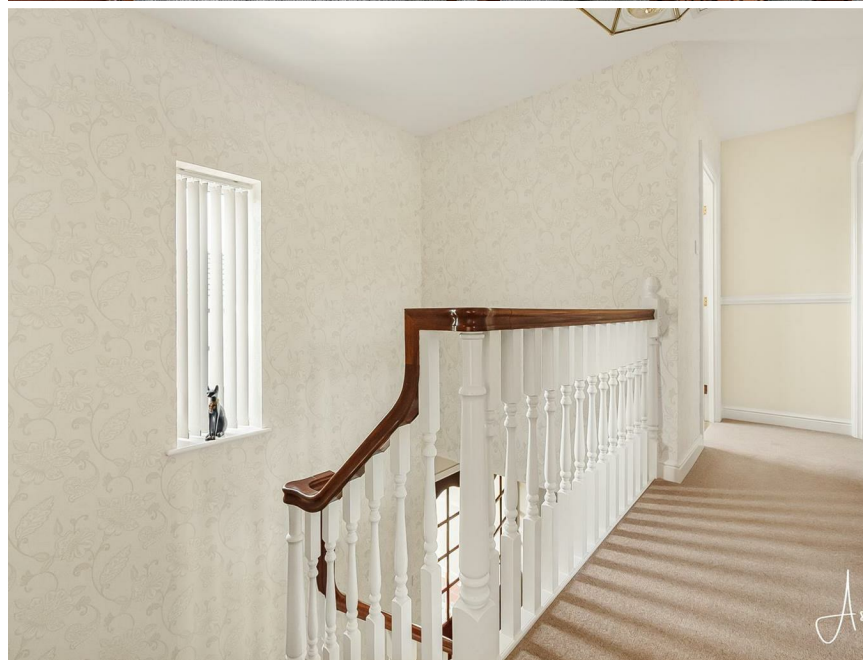
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2, Three & Vodafone.

**Council Tax Band**

Council Tax Band - G

**Tenure**

Freehold.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 165.6 sq. metres (1782.4 sq. feet)

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Plan produced using PlanIt.