



The Old Bake House Hallbank, Mumbles, Swansea, SA3 4DY

Offers Over £325,000

Nestled in the heart of the picturesque Mumbles, The Old Bakehouse is a charming three-bedroom terraced property that perfectly combines historical charm with modern living. This delightful home boasts a spacious floor area of 1,187 square feet and sits on a serene plot of 0.06 acres, offering a tranquil retreat within walking distance to local amenities.

Upon entering, you are welcomed by a warm and inviting hallway leading to a cozy lounge, perfect for relaxing with family and friends. The ground floor also features a convenient cloakroom. The heart of the home is the expansive kitchen/dining room, an ideal space for culinary creations and entertaining guests. This area opens out to the beautiful garden, seamlessly blending indoor and outdoor living.

Upstairs, the property offers three well-proportioned bedrooms, providing ample space for a growing family or visiting guests. The family bathroom is elegantly designed, ensuring comfort and convenience.

Entrance

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

Hallway



With stairs to the first floor. Door to the lounge. Door to the cloakroom. Opening to the kitchen/dining room. Radiator.

Lounge 17'10" x 12'3" (5.437 x 3.756)



With two frosted double glazed windows to the front. Two radiators. Feature fireplace housing a gas fire.

Lounge

Lounge



Lounge



Cloakroom 4'10" x 5'1" (1.478 x 1.562)



With a W/C. Wash hand basin. Door to storage cupboard. Plumbing for washing machine.

Kitchen/Dining Room 23'6" x 13'10" (7.184 x 4.220)



With a frosted double glazed window to the front. Patio doors to the rear garden. Radiator. The kitchen is fitted with a range of base and wall units, running work surface incorporating a one and a half bowl sink and drainer unit. Five ring gas hob with extractor hood over. Integral oven & grill. Integral dishwasher. Space for fridge/freezer.

Kitchen/Dining Room



Kitchen/Dining Room



Kitchen/Dining Room



Kitchen/Dining Room



First Floor

Landing



With loft access. Door to airing cupboard. Door to storage cupboard. Door to the bathroom. Doors to bedrooms.

Bathroom 7'2" x 9'7" (2.188 x 2.927)



With a frosted double glazed window to the rear. Suite comprising; corner shower cubicle. W/C. Washa hand basin. Chrome heated towel rail.

Bedroom One 12'8" x 10'4" (3.862 x 3.169)



With a double glazed window to the rear. Radiator. Doors to built in wardrobes.

Bedroom One

Bedroom Two 13'1" x 8'10" (3.997 x 2.707)



With a double glazed window to the front. Radiator. Doors to built in wardrobes.

Bedroom Two

Bedroom Three 11'11" x 7'0" (3.642 x 2.141)



With a double glazed window to the front. Radiator.

External

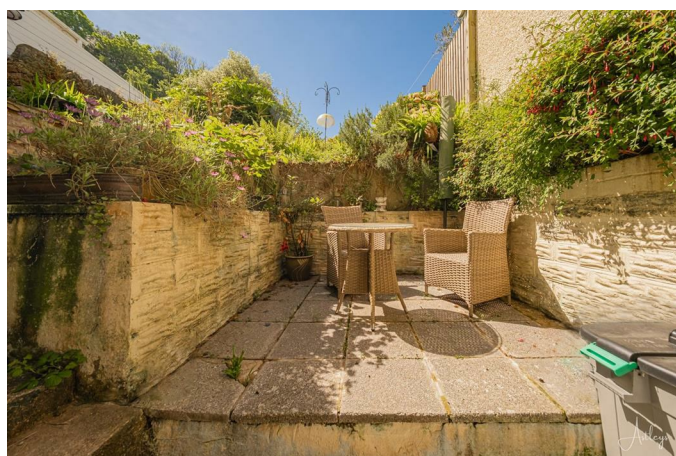
Another Aspect



Rear

You have a patio seating area. Steps leading up to a further raised patio seating area. Detached garden shed. Garden pond. Garden is home to a variety of flowers, trees and shrubs.

Rear Garden



Rear Garden



Rear Garden



Rear Garden



Aerial Aspect



Rear Garden



Aerial Aspect

Aerial Aspect

Aerial Aspect

Aerial Aspect



Services

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

Flooding from the sea - Risk between 0.5% and 3.3% chance each year.

Council Tax Band

Council Tax Band - E

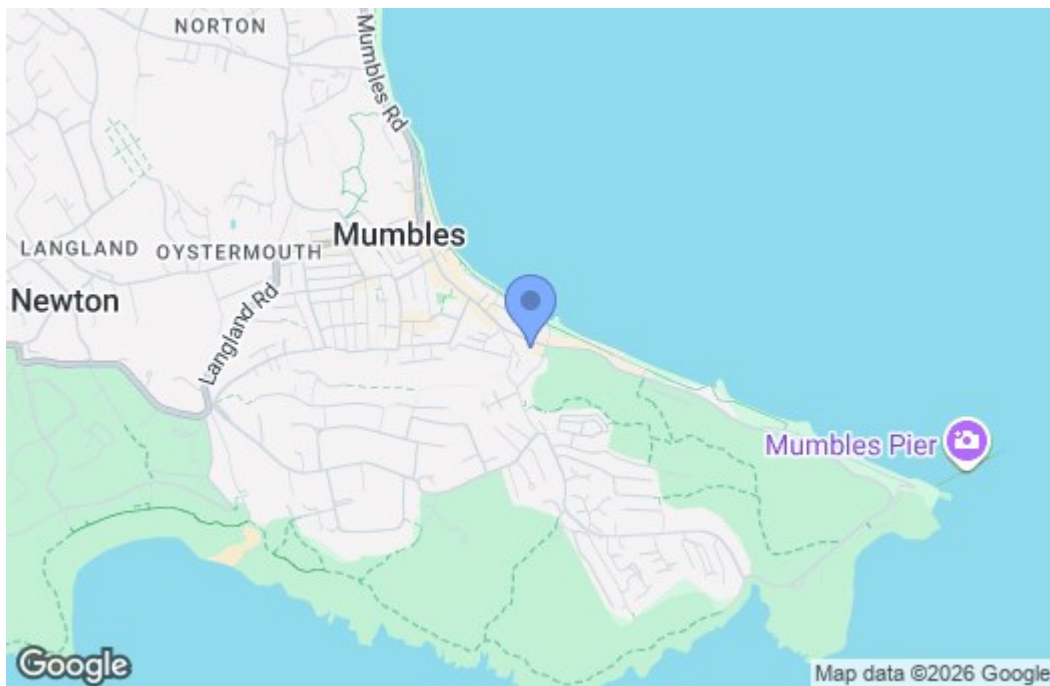
Tenure

Freehold.

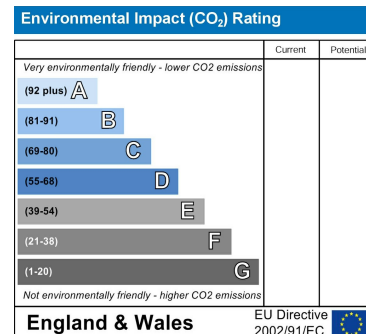
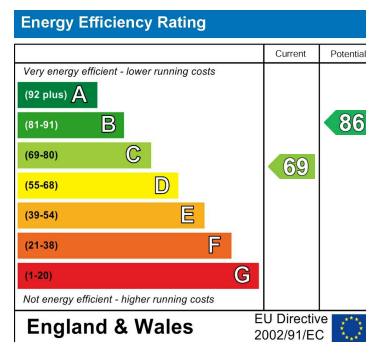
Floor Plan



Area Map



Energy Efficiency Graph



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