



## 41 Victoria Avenue, Mumbles, Swansea, City & County Of Swansea, SA3 4NQ

**Offers Over £400,000**

Located in the vibrant heart of Mumbles village, this substantial four-bedroom terraced family home offers a rare opportunity to enjoy coastal and historic views in a truly sought-after location. With a generous floor area of 2,279 square feet and set on a plot of 0.03 acres, the property combines character, space and functionality, perfectly suited for family living.

From the second-floor attic room, enjoy sweeping views across Mumbles Bay and Mumbles Pier, as well as a striking outlook towards the iconic Oystermouth Castle. The home is being offered with no onward chain, allowing for a straightforward purchase.

The ground floor features a welcoming porch leading into a hallway, which flows through to the lounge and open-plan dining area. A versatile fourth bedroom with an en-suite bathroom also occupies this level, offering

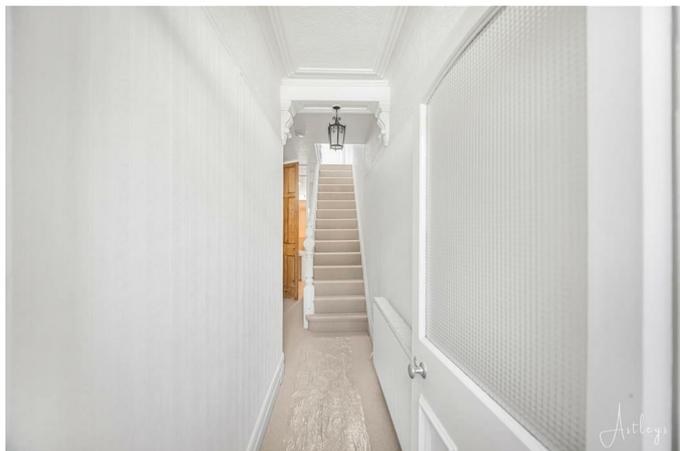
### Entrance

Via a hardwood door into the porch.

### Porch

With a frosted glazed door into the hallway.

### Hallway



With stairs to the first floor. Radiator. Door to the dining area. Door to cloakroom.

### Hallway



### Dining Area 12'3" x 11'6" (3.738 x 3.518 )

With an opening to the lounge. Set of double glazed PVC doors to the rear Juliet balcony. Stairs leading down to the lower ground floor. Door to bedroom four. Radiator.

### Lounge 11'9" x 12'6" (3.602 x 3.816 )



You have a glazed bay window to the front with feature sash windows. Two radiators. Feature fireplace.

### Lounge



### Bedroom Four 16'4" x 10'6" (4.983 x 3.208 )



You have a double glazed bay window to the rear offering sea views. Radiator. Frosted glazed door to the en-suite.

### En-Suite 8'9" x 10'5" (2.668 x 3.185 )



Well appointed suite comprising; bathtub. WC. Wash hand basin. Spotlights.

### En-Suite



### Lower Ground Floor

You have a set of bi-fold doors leading into the dining room and a door to the wet room.

### Wet Room 5'0" x 4'8" (1.529 x 1.424 )

You have a wash hand basin and a shower. WC. Tiled floor. Tiled walls and a set of hardwood doors to the rear garden.

### Dining Room 19'5" x 9'1" (5.937 x 2.787 )



With a set of glazed hardwood doors leading out to the rear garden. Tiled floor. Spotlights. Opening to the kitchen.

## Dining Room



## Kitchen



## Kitchen 12'3" x 15'0" (3.744 x 4.591 )



Well appointed kitchen fitted with a range of base and wall units. You have a running work surface incorporating a ceramic sink. Four ring induction hob with oven and grill under, extractor hood over. Space for dishwasher. Space for washing machine. Space for fridge freezer. Spotlights.

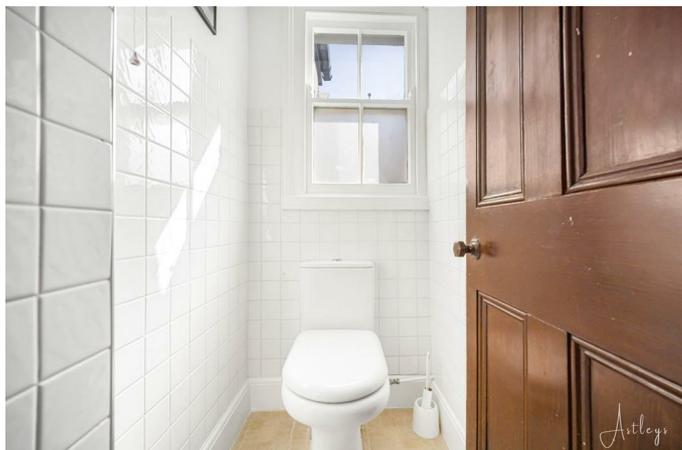
## First Floor

### Landing



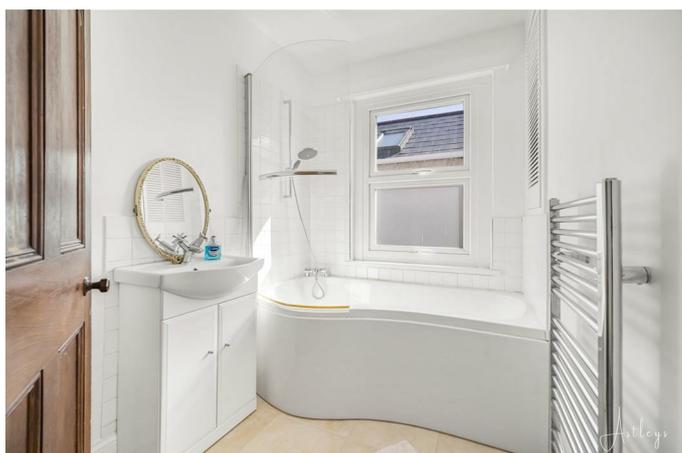
you have a Velux roof window to the side. Door to cloakroom. Door to bathroom. Doors to bedrooms.

**Cloakroom 4'1" x 3'1" (1.264 x 0.961 )**



With a frosted glazed sash window to the side. WC. Tiled floor. Tiled walls.

**Bathroom 7'2" x 5'9" (2.191 x 1.761 )**



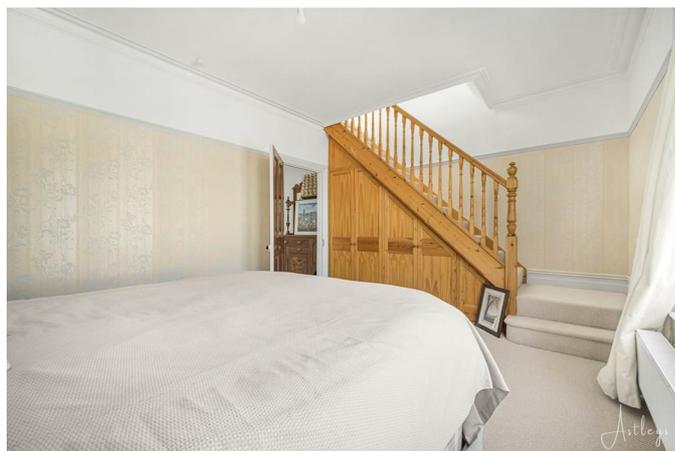
With a frosted double glazed window to the side. Bathroom suite comprising; bathtub. Wash hand basin. Tiled floor.

**Bedroom One 12'0" x 17'5" (3.682 x 5.316 )**



You have a set of double glazed windows to the front. Radiator. Doors to built-in wardrobes. Stairs leading up to the attic room.

**Bedroom One**



### Attic Room 15'6" x 13'8" (4.746 x 4.183 )



You have a Velux roof window to the front offering views of Oystermouth Castle and a Velux roof window to the rear and a set of doors leading out to the rear balcony which has room for table and chairs. Boasts breathtaking sea views of Mumbles Bay & Mumbles Pier.

### Attic Room



### View



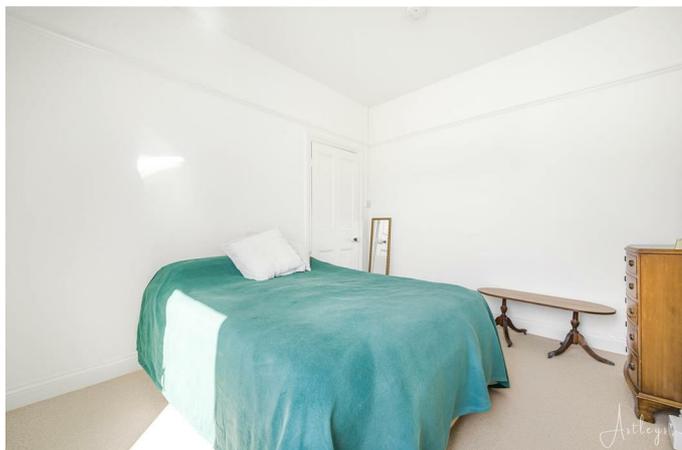
### View



### Bedroom Two 11'11" x 10'2" (3.643 x 3.113 )



### Bedroom Two



### Bedroom Three 11'3" x 10'4" (3.452 x 3.161 )



You have a double glazed window to the rear offering a south facing view of the village. Radiator.

### External

### Aerial Aspect



### Aerial Aspect



### Front

A courtyard garden.

## Rear



The rear garden is made up of a parking area which is accessed by the rear lane via electric roller shutters. You also have a seating area. Electric car charging point.

## Rear



## Rear



## Services

Mains Gas. Mains Water and sewerage. Broadband - Ultrafast available. Phone Signal available with multiple providers.

## Council Tax Band

Council Tax Band - E

## Tenure

Freehold.

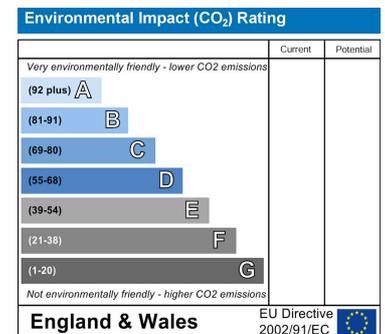
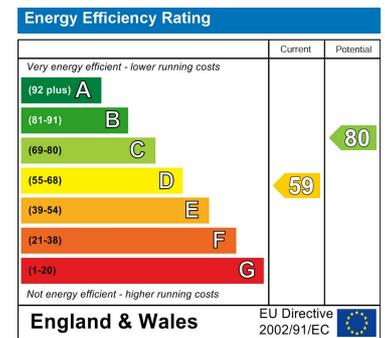
## Floor Plan



## Area Map



## Energy Efficiency Graph



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