



## 36 Woodville Road, Mumbles, Swansea, City & County Of Swansea, SA3 4AD

**Offers Over £399,950**

Located on the ever-popular Woodville Road in Mumbles, this charming three bedroom terraced home offers a wonderful blend of character, space, and coastal living. Just a short walk from the picturesque seafront promenade, the property enjoys a prime position within one of Swansea's most sought-after locations.

Offering approximately 1,320 square feet of accommodation and set on a 0.04-acre plot, this delightful home enjoys partial sea views from both the main front bedroom and the attic room, adding a touch of coastal charm to everyday life.

The ground floor welcomes you with a light-filled, open-plan living and dining area, creating a spacious and sociable environment that flows seamlessly into a well-equipped kitchen and breakfast room at the rear of the



### Entrance

Via frosted double glazed PVC door into the open plan living/dining room.

### Living/Dining Room 24'4" x 15'3" (7.417 x 4.668)



With stairs to the first floor. Double glazed bay window to the front. Two radiators. Feature fireplace housing a gas fire. Set of double glazed windows to the rear and a door to the kitchen/breakfast room.

### Living/Dining Room



### Living/Dining Room



### Living/Dining Room



### Living/Dining Room



### Kitchen/Breakfast Room 18'1" x 12'11" (5.528 x 3.945 )



You have a set of double glazed French doors to the rear garden. Set of double glazed windows to the rear garden. Radiator. T Velux roof windows to the rear. A beautifully appointed kitchen fitted with a range of base and wall units, running marble work surface incorporating a four ring AEG induction hob. You have a stainless steel sink and drainer unit. Integral dishwasher. Plumbing for washing machine. Space for American-style fridge freezer. Integral microwave. Integral oven and grill. Spotlights.

### Kitchen/Breakfast Room



### Kitchen/Breakfast Room



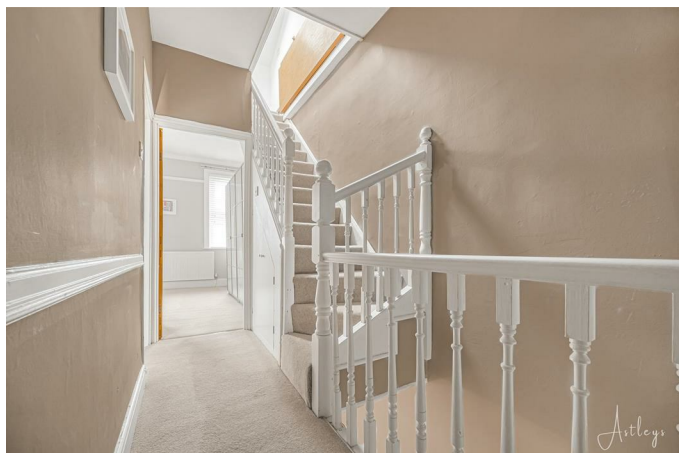
### Kitchen/Breakfast Room



### First Floor



## Landing



With a door to the bathroom. Doors to bedrooms. Stairs leading up to the attic room.

## Bathroom 9'10" x 9'0" (3.017 x 2.747 )



A set of frosted double glazed windows to the rear. Door to built-in storage cupboard. Radiator. Bathroom suite comprising; bathtub with shower over. WC. Wash hand basin. Radiator.

## Bathroom



## Bedroom One 11'10" x 15'5" (3.611 x 4.704 )



You have a set of double glazed windows to the front offering partial sea views. Radiator.

### Bedroom One



### Bedroom Two



### Bedroom Two 12'5" x 9'9" (3.802 x 2.974 )



You have a double glazed window to the rear.  
Radiator.

### Second Floor

### Bedroom Three 13'11" x 11'11" (4.261 x 3.657)



Set of Velux roof windows to the front offering sea views of Swansea Bay. Velux roof window to the rear. Doors to eaves storage.



**Bedroom Three**



**External**

**Aerial Aspect**



**Aerial Aspect**



**Front**



You have a small courtyard garden.

## Rear



You have a low-maintenance rear garden. Which comprises a raised patio seating area with room for tables and chairs which in turn leads to a further graveled area home to a variety of flowers and shrubs, again with room for tables and chairs. Access to the rear lane. Detached garden shed.

### Services

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

### Council Tax Band

Council Tax Band - E

### Tenure

Freehold.

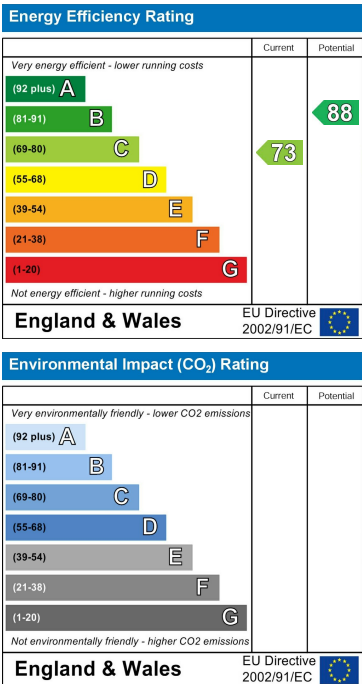
Floor Plan



Area Map



Energy Efficiency Graph



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