



46 Norton Road, Mumbles, Swansea, City & County Of Swansea, SA3 5TQ

Offers Over £275,000

Just a short stroll from the vibrant village of Mumbles and the sea front promenade we offer for sale this two double bedroom semi detached cottage with no onward chain. The property boasts parking for one vehicle to the rear as well as partial sea views.

This is a superb home in prime location and in our opinion would be a great opportunity for anybody wanting to downsize or purchase a second home. Early viewing is recommended to avoid disappointment. EER-C70

The accommodation comprises: hallway, lounge and kitchen/breakfast room on the ground floor. On the first floor you have a bathroom and two double bedrooms. Externally to the front you have a lawned garden. To the rear you have parking for one vehicle. Gate into the rear garden which comprises a lawned area.

Entrance

Via a frosted double glazed PVC door into the hallway.

Hallway

With stairs to the first floor. Double glazed window to the front. Radiator. Door to the lounge. Door to the kitchen/breakfast room. Door to under stairs storage.

Lounge 12'4" x 10'0" (3.771 x 3.060)



With a double glazed bay window to the front. Radiator. Feature fireplace.

Kitchen/Breakfast Room 12'6" x 16'8" (3.825 x 5.104)



With a double glazed window to the rear. Double glazed French patio doors to the rear. Door to storage cupboard. Radiator. Wood burner. The kitchen is fitted

with a range of base and wall units, running work surface incorporating a sink with mixer tap over. Extractor hood. Space for cooker. Space for washing machine. Space for fridge/freezer. Space for dishwasher.

Kitchen/Breakfast Room



Kitchen/Breakfast Room

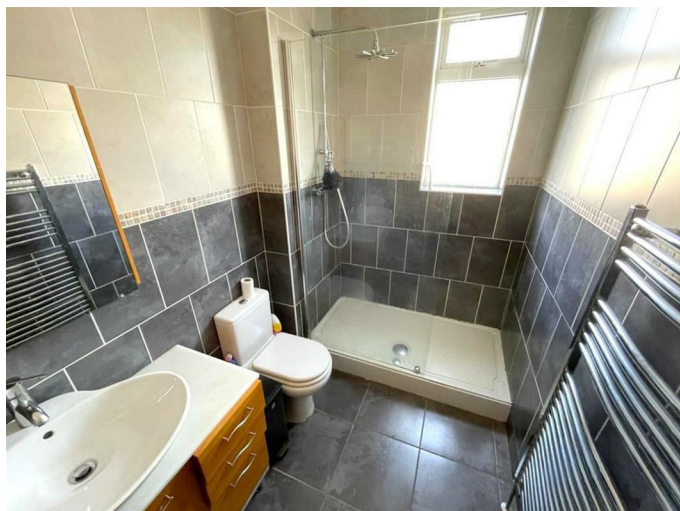


First Floor

Landing

You have loft access. Door to storage cupboard. Door to bathroom. Doors to bedrooms.

Bathroom 8'10" x 5'6" (2.700 x 1.677)



With a frosted double glazed window to the rear. Suite comprising; walk in shower. Low level w/c. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls.

Bedroom One 12'1" x 16'8" (3.694 x 5.094)



With two double glazed windows to the front. Radiator. Sliding doors to built in wardrobes.

Bedroom One



Bedroom Two 12'4" x 10'8" (3.765 x 3.267)



With a double glazed window to the rear offering partial sea views. Radiator. Feature fireplace.

Partial Sea Views



External

Front

You have a lawned garden.

Rear



You have parking for one vehicle. Gate into the rear garden which comprises a lawned area.

Parking



Council Tax Band

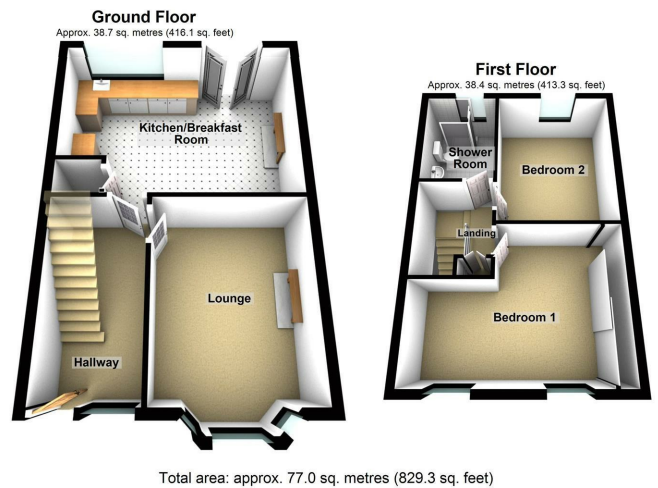
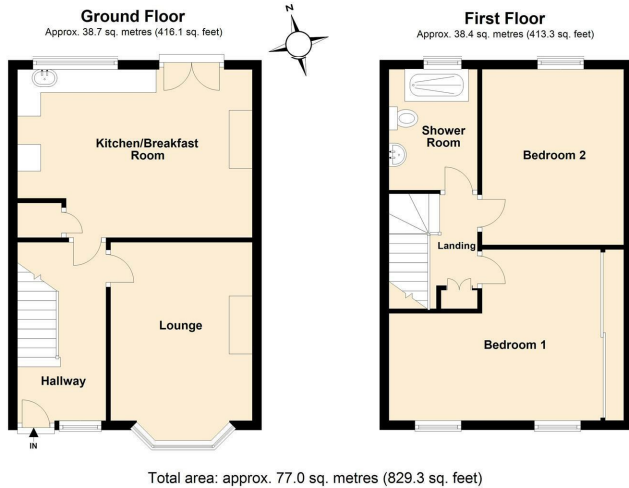
Council Tax Band: E

Annual Price: £2,178.54 (min)

Tenure

Freeold.

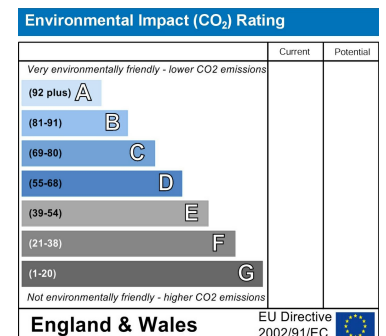
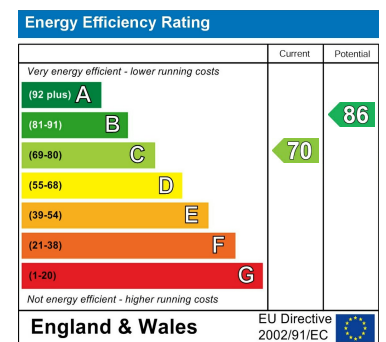
Floor Plan



Area Map



Energy Efficiency Graph



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