

Beach Hill Cottage 10  
Thistleboon Road,  
Mumbles, Swansea,  
SA3 4HE

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# Beach Hill Cottage 10 Thistleboon Road, Mumbles, Swansea, SA3 4HE

Offers Over  
**£275,000**



A soft sea-light filters through the upper windows, and from the principal bedroom here you will find glimpsed views across the bay to the open horizon. The tide's whisper and the salt-tainted breeze are constant companions in this charming terraced home, located within a few minutes' walk of the vibrant village by the sea. Independent cafés, artisan boutiques, the prom turning out to join sandy beaches and a fine selection of bars and restaurants all lie within easy reach.

Step through into a welcoming lounge and dining space on the ground floor, where well-proportioned windows ensure the room is flooded with light and the layout flows easily into a kitchen designed for everyday living and hospitality alike. Upstairs you will find a comfortable family bathroom and two bedrooms. The main bedroom offers that sea-view aspect, while the second room is quietly situated to the rear.

To the rear there is a paved patio garden planted with a selection of shrubs, offering a peaceful retreat for morning coffee or al-fresco suppers under softly lit skies. A gate gives access to a rear alley for convenience and a sense of privacy.

Living here offers more than the confines of bricks and mortar. It brings the pleasure of coastal walks, the buzz of a village lifestyle, and the easy transition between restful evenings and lively social moments. Whether you seek a permanent home in this delightful seaside enclave or the ideal holiday retreat to revisit again and again, this residence is well suited to either purpose.





### Entrance

Via a composite door with a steel lined, 5-point locking system and 3\* lock into the lounge/dining room.

### Lounge/Dining Room

13'4" x 21'3"

You have a double glazed bay window to the front of the property offering Bay views of Swansea Bay. Door to the kitchen. Clearview wood burner. Laminate flooring. Two radiators.

### Kitchen

13'10" x 7'2"

With a set of double glazed windows to the rear. Integral oven. Four ring gas hob. Space for a dishwasher. You have under counter and over counter cupboard space and a stainless steel sink. Integrated fridge/freezer. PVC door to the garden. Laminate floor.

### First Floor

#### Landing

With a door to the bathroom. Doors to bedrooms. Ceiling hatch into the loft.

#### Bathroom

7'9" x 8'8"

You have a double glazed window to the side. WC. Large walk-in shower. Wash hand basin. Radiator. Laminate floor. Door to airing cupboard housing the boiler.

#### Bedroom One

10'5" x 13'10"

Double glazed window to the front. Radiator.

#### Bedroom Two

10'8" x 8'3"

With a double glazed window to the rear. Radiator. Door to built in storage cupboards.

### External

#### Front

You have a raised terrace which has spectacular views down over Mumbles Bay and over towards Swansea Bay.





**Rear**

Three-tier enclosed terrace garden with spectacular views of the bay.

**Services**

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

**Council Tax Band**

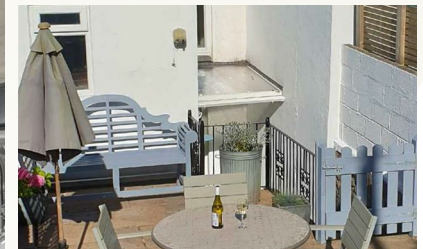
Council Tax Band - D

**Tenure**

Freehold.


**Agents Note**

The property has been recently renovated with new kitchen, bathroom, radiators and double-glazing.







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>66</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. 56.6 sq. metres (609.2 sq. feet)

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Plan produced using PlanUp.