



## 16a Overland Road, Mumbles, Swansea, City & County Of Swansea, SA3 4LP

**£299,995**

Situated in the highly sought-after location of Overland Road, Mumbles, this two-bedroom semi-detached home presents a fantastic opportunity for those looking to renovate and create their ideal property. Although in need of full modernisation, the house boasts a generous floor area of approximately 1,030 square feet and sits on a 0.05-acre plot, offering excellent potential for a variety of buyers.

The ground floor accommodation comprises a welcoming entrance hall, a spacious lounge, a separate dining room and a kitchen. Upstairs, the first floor features two well-proportioned bedrooms and a shower room.

Externally, the front of the property enjoys a raised lawned garden adorned with a range of mature flowers and shrubs, while a side access leads to the rear garden. At the rear, a patio seating area provides ample space for outdoor furniture and relaxation, with steps leading up to a further tiered, low-maintenance garden rich with trees, shrubs and seasonal planting. There is also access to an external WC and a garage with an



### Entrance

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

### Hall



With stairs to the first floor. Radiator. Door to the lounge. Door to the dining room.

### Lounge 11'10" x 13'11" (3.625 x 4.246 )



You have a double glazed bay window to the front. Radiator. Feature fireplace housing an electric fire.

### Lounge



### Dining Room 13'11" x 11'11" (4.246 x 3.633 )



You have a set of double glazed windows to the side. Radiator. Door to the kitchen. Feature fireplace.

## Dining Room



## Kitchen



## Kitchen 9'6" x 9'6" (2.913 x 2.902 )



You have a set of double glazed windows to the side. Stable door to the side. Radiator. Running work surface housing a stainless steel sink and drain unit. Space for cooker. Space for washing machine. Space for fridge freezer.

## Kitchen



## First Floor

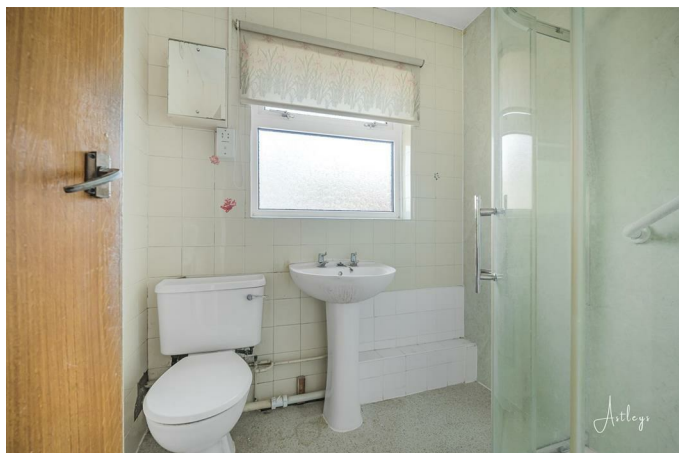
### Landing

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

## Attic 21'0" x 8'11" (6.411 x 2.728 )



### Shower Room 5'7" x 6'4" (1.719 x 1.936 )



With a frosted double glazed window to the side. Suite comprising; shower cubicle. WC. Wash hand basin. Radiator.

### Bedroom One 12'0" x 13'11" (3.672 x 4.250 )



You have a set of double glazed windows to the front offering partial sea views. Radiator. Wash hand basin. Sliding doors to built in wardrobes.

### Bedroom One

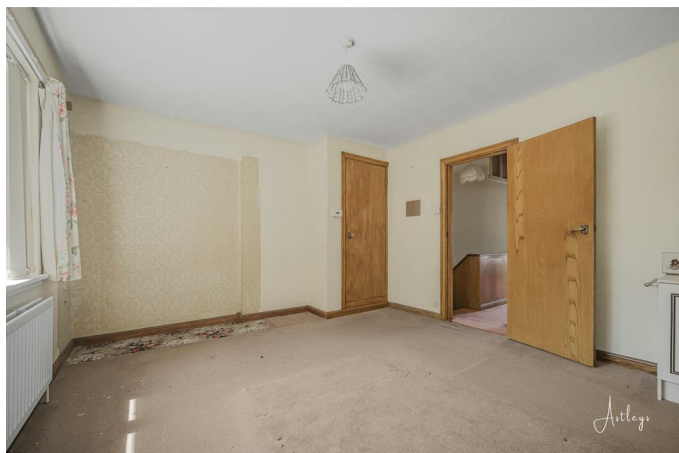


### Bedroom Two 12'0" x 14'0" (3.671 x 4.273 )



You have a set of double glazed windows to the rear. Radiator. Wash hand basin. Door to storage cupboard.

**Bedroom Two**



**Aerial Aspect**



**Another Aspect**



**External**

**Front**



You have a raised lawned garden home to a variety of flowers and shrubs. Side access leading to the rear garden.

**Another Aspect**





#### Rear



You have a door to the external WC. You have a patio seating area with ample room for tables and chairs which in turn has steps leading up to a further low maintenance garden which is home to a variety of flowers, trees and shrubs. Property also has a garage which is via an up and over door.

#### Rear



#### Rear



#### Rear



#### Services

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

#### Council Tax Band

Council Tax Band - E

#### Tenure

Freehold.

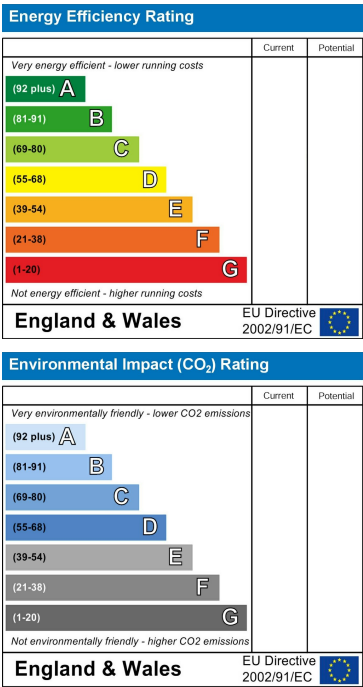
Floor Plan



Area Map



Energy Efficiency Graph



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