

## 5 Hill Street, Mumbles, Swansea, City & County Of Swansea, SA3 4EF

**Offers Over £300,000**

In a tucked away location in the vibrant village of Mumbles, this charming three-bedroom terraced cottage offers the perfect blend of modern comfort and coastal character. Recently renovated in 2019, this property is presented with no onward chain and is ready for its new owners to move straight in. The property benefits from uninterrupted sea views of Swansea Bay and beyond from the rear garden.

Spanning a floor area of 821 square feet on a plot of 0.02 acres, the cottage boasts panoramic sea views front and back. The property boasts an impressive EER rating of 73 (C). The ground floor welcomes you with a spacious yet cozy lounge and dining room with cottage character features, leading into a well-appointed kitchen and a charming lean-to that adds a touch of traditional appeal.

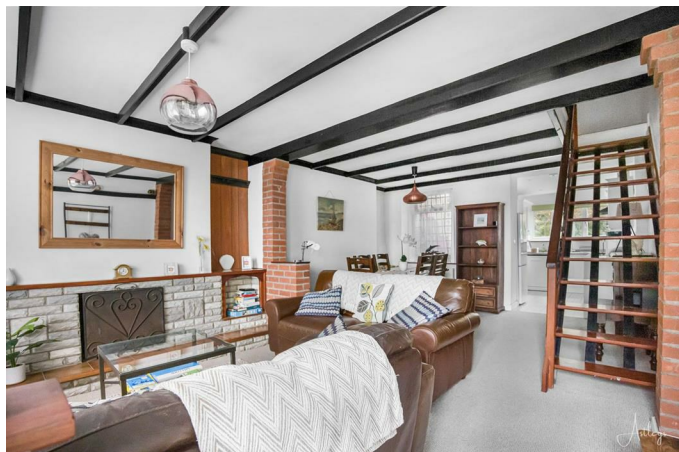
Upstairs, you'll find three light-filled bedrooms and a bathroom. The outdoor space at the rear of the property features a raised patio seating area where you can soak in breathtaking views over the bay, ideal for



### Entrance

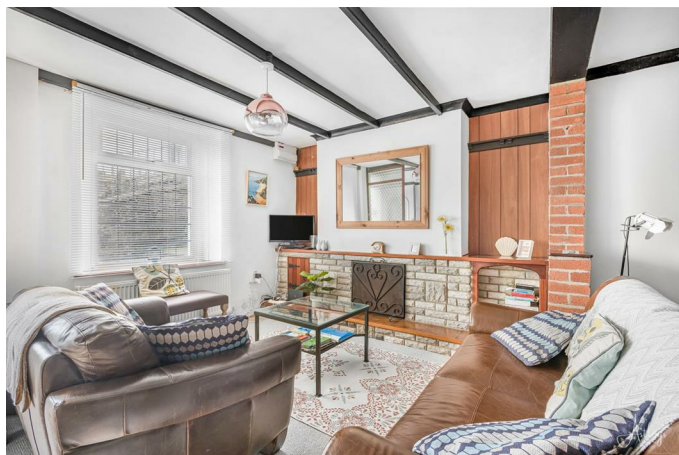
Via a frosted double glazed PVC door into the open plan lounge dining room.

### Lounge/Dining Room 21'11" x 14'4" (6.696 x 4.378 )

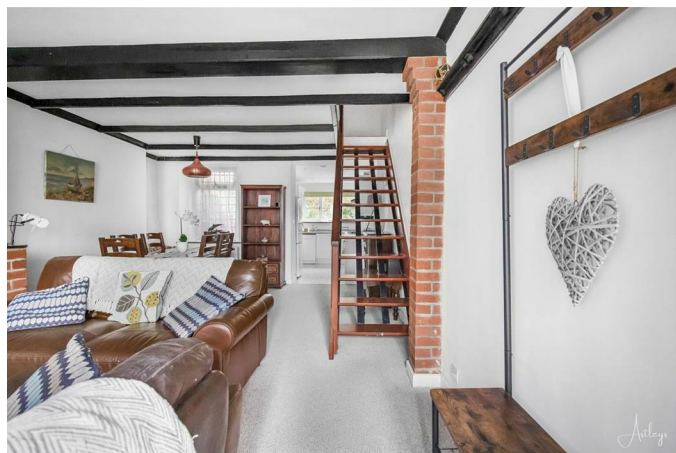


You have stairs to the first floor and an opening to the kitchen. Double glazed window to the rear. Double glazed window to the front. Two radiators. Feature fireplace housing an open fireplace.

### Lounge/Dining Room



### Lounge/Dining Room



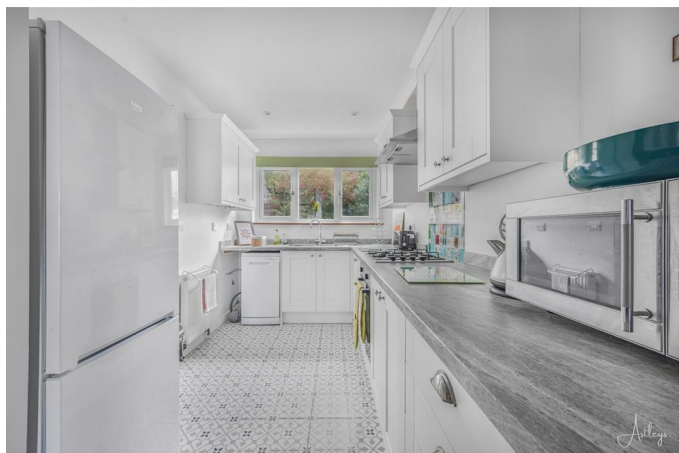
### Lounge/Dining Room



### Lounge/Dining Room



### Kitchen 11'5" x 8'6" (3.498 x 2.591 )



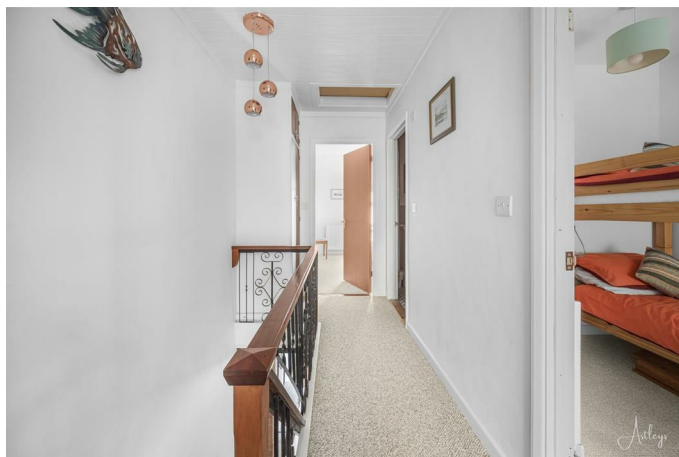
You have a set of double glazed windows to the rear. Radiator. Door to the lean to. Tiled floor. The kitchen itself is fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Four ring gas hob with extractor hood over. Oven and grill under. Space for dishwasher. Space for fridge freezer. Spotlights.

### Lean To 5'6" x 4'8" (1.689 x 1.440 )

With a glazed hardwood door to the rear.

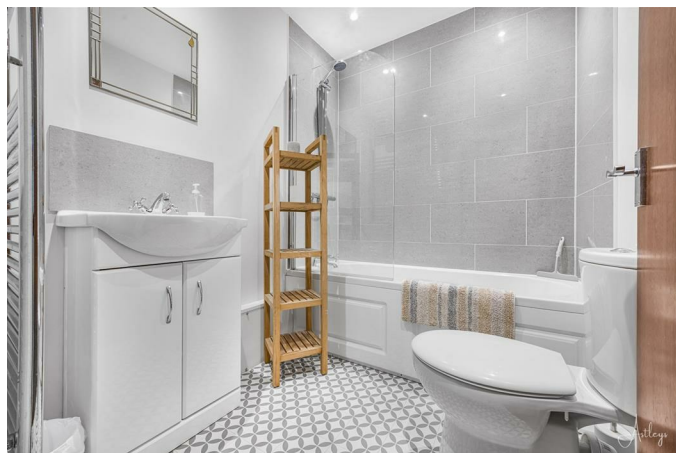
### First Floor

#### Landing



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

### Bathroom 5'7" x 6'7" (1.721 x 2.008 )



Well appointed suite comprising; Full size bath with shower over. WC. Wash hand basin. Chrome heated towel rail. Spotlights. Extractor fan.

### Bedroom One 12'6" x 10'9" (3.833 x 3.281 )



With a double glazed window to the front offering breathtaking sea views of Swansea Bay and beyond. Radiator. Doors to built in wardrobes.



### Bedroom Two 10'0" x 7'3" (3.071 x 2.233 )



With a set of double glazed windows to the rear offering partial sea views of Swansea Bay and beyond. Radiator.

### Bedroom Three 8'2" x 6'8" (2.507 x 2.038 )



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

### External

### Another Aspect



### View To The Front

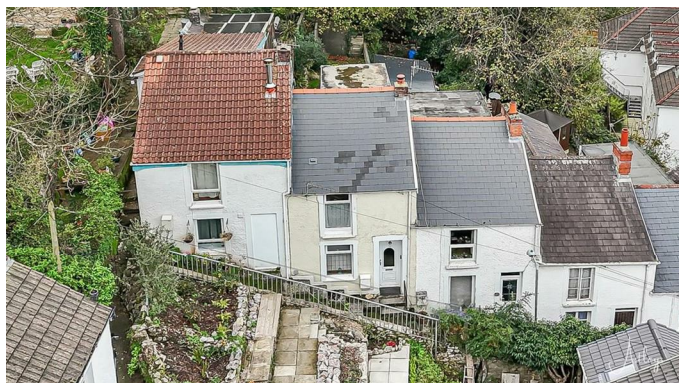


### Aerial Aspect





**Aerial Aspect**



**Rear Garden**



**Aerial Aspect**



**Rear Garden**



**Rear**

You have a raised patio seating area which offers breathtaking sea views of Swansea Bay and beyond. Steps leading up to a further lawned area.

**Rear Garden**

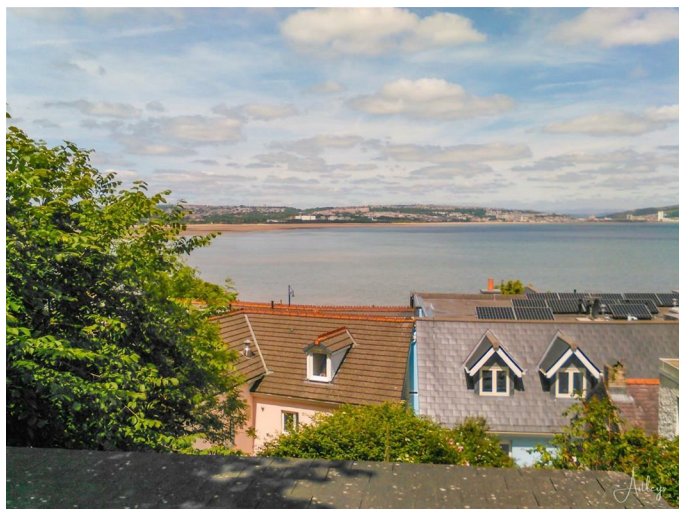


**Rear Garden View**





### Rear Garden View



### Services

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

### Council Tax Band

Council Tax Band - D

### Tenure

Freehold.

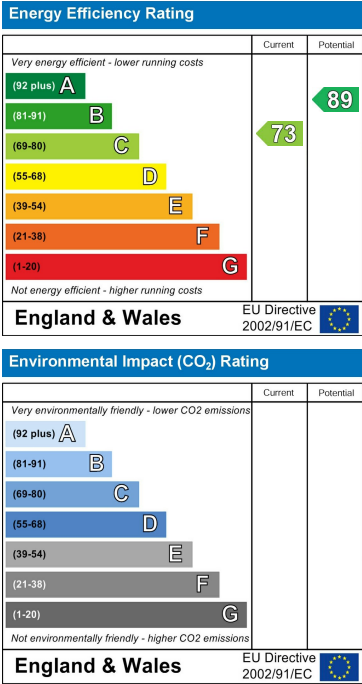
Floor Plan



Area Map



Energy Efficiency Graph



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