



## 31 Sealands Drive, Mumbles, Swansea, SA3 4JU

### Offers In The Region Of £159,950

Just moments away from the picturesque Bracelet Bay, this charming property offers some sea views and a wonderful coastal retreat. An ideal as a second home or an investment opportunity.

The property benefits from a private driveway with ample parking for two cars, adding convenience and ease to your coastal lifestyle. The low-maintenance garden provides the perfect spot to relax and soak in the sea views.

Located within walking distance to the charming seaside village of Mumbles, you'll have easy access to a vibrant array of shops, bars, and restaurants. The nearby coastal path offers endless opportunities for long, scenic walks, allowing you to fully immerse yourself in the natural beauty of the area.

This property is offered for sale with no chain, ensuring a smooth and swift transaction. Don't miss the chance to own this delightful bungalow in one of the most sought-after locations on the coast.



### Entrance

Via a double glazed PVC door into the kitchen/living room.

### Kitchen/Living Room 23'4" x 10'1" (7.132 x 3.080)

Set of double glazed windows to the front offering partial sea views. Doors to the bedrooms. Door to the bathroom. The kitchen 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 hob with oven and grill under. Integral fridge.

### Kitchen/Living Room



### Kitchen/Living Room



### Kitchen/Living Room



### Bathroom 5'9" x 6'7" (1.770 x 2.017)



You have a frosted double glazed window to the rear. Bathroom suite comprising: bathtub. WC. Wash hand basin. Tiled floor. Part tiled walls.

### Bedroom One 9'9" x 7'8" (2.993 x 2.353 )



You have a set of double glazed windows to the rear. Doors to built-in wardrobes.

### Bedroom Two 9'9" x 8'5" (2.973 x 2.576)



You have a double glazed window to the rear. Doors to built-in wardrobes.

### External

#### Front

You have a shared driveway with parking for two cars.

### Drone Shot



### Rear



You have a courtyard garden.

### Services

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

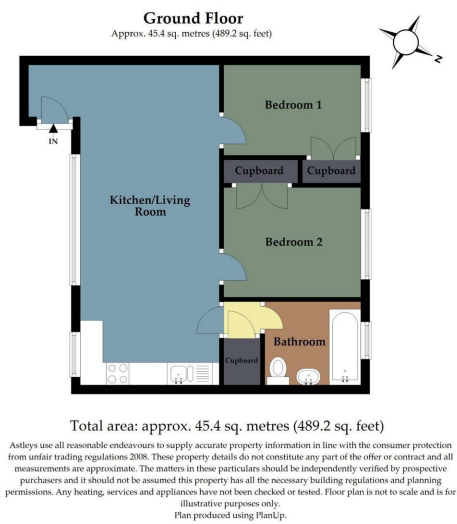
### Council Tax Band

Council Tax Band - B

### Tenure

Freehold.

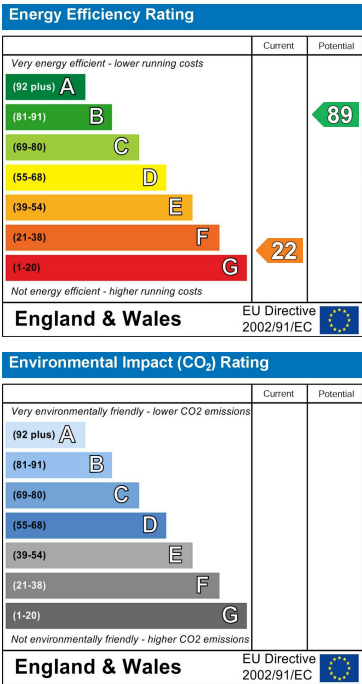
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.