

616A Mumbles Road,
Mumbles, Swansea,
SA3 4EA



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£340,000

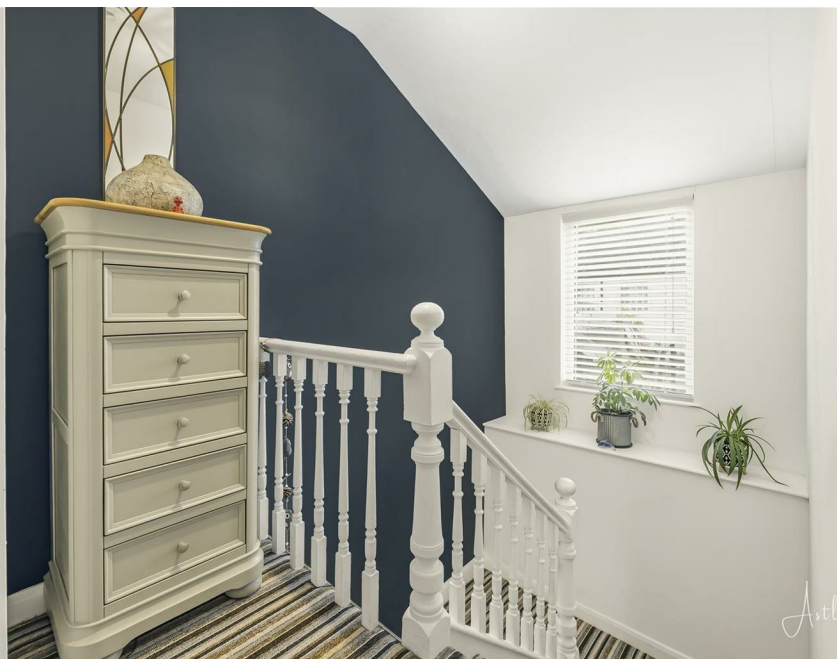
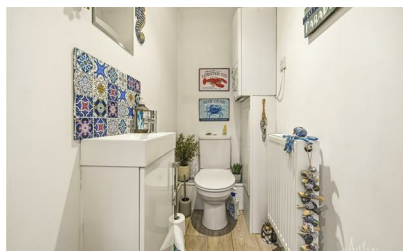


Attractive seafront maisonette located in the heart of Mumbles, offering direct access to the promenade and stunning views of Mumbles Lighthouse and Pier. Ideally positioned close to Verdi's Café, a wide range of restaurants, M&S, independent shops, and popular pubs. The property is surrounded by scenic coastal path walks, making it perfect for those seeking convenient village amenities combined with a prime waterfront setting.

Entrance from the rear of the property, in to a modern, stylish kitchen with central island and integrated appliances. The ground floor also comprises a separate dining area, spacious lounge, convenient cloak room and large storage cupboard/utility room.

Upstairs offers two spacious double bedrooms and a rooftop balcony area with potted plants and useful storage, enjoying attractive sea views over Mumbles Bay. The landing includes a generous storage cupboard, while the modern bathroom features a free-standing shower and heated towel rail.

Ideal for coastal-lifestyle professionals, downsizers or those seeking a charming retreat, this property offers character, comfort and an enviable seaside setting.



Entrance

Via PVC door into the kitchen.

Kitchen

10'4" x 11'0"

Well appointed kitchen fitted with a range of base and wall units, Running work surface incorporating a stainless steel sink. Bosch four ring electric hob. Integral oven & grill. Integral fridge/freezer. Central breakfast island. Radiator. Opening to the dining room.

Utility Room

3'1" x 6'3"

With plumbing for washing machine. Base and wall units.

Dining Room

11'9" x 10'7"

With an opening to the living room. Two radiators. Stairs to the first floor.

Lounge

16'4" x 12'5"

With a double glazed bay window to the front offering sea glimpses. Two radiators.

WC

3'1" x 5'7"

W/C. Wash hand basin. Radiator.

First Floor

Landing

With a double glazed window to the side. Door to cupboard. Doors to bedrooms. Door to the bathroom.

Bedroom One

12'0" x 10'4"

With a double glazed window to the front offering sea glimpses. Radiator.

Bedroom Two

12'0" x 10'4"

With a double glazed PVC leading out onto the rear balcony. Radiator.



Balcony

With room for tables and chairs.

Bathroom

8'7" x 5'8"

With a Velux roof window to the front. Suite comprising: corner shower cubicle. W/C. wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls.

External

Storage area.

Services

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

Flooding from the sea

Risk between 0.5% and 3.3% chance each year.

Council Tax Band


TBC

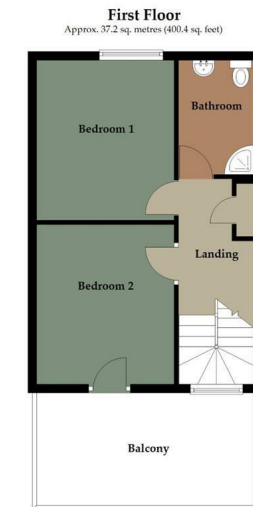
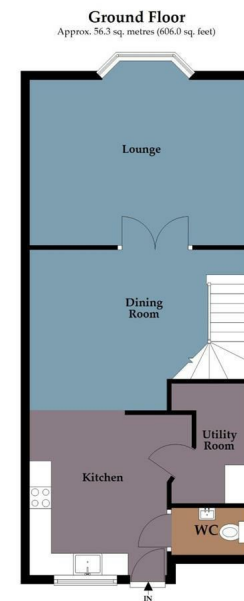
Tenure

TBC.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 93.5 sq. metres (1006.4 sq. feet)

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Plan produced using PlanUp.