

41 Victoria Avenue, Mumbles, Swansea, City & County Of Swansea, SA3 4NQ

Offers Over £400,000

Located in the vibrant heart of Mumbles village, this substantial four-bedroom terraced family home offers a rare opportunity to enjoy coastal and historic views in a truly sought-after location. With a generous floor area of 2,279 square feet and set on a plot of 0.03 acres, the property combines character, space and functionality, perfectly suited for family living.

From the second-floor attic room, enjoy sweeping views across Mumbles Bay and Mumbles Pier, as well as a striking outlook towards the iconic Oystermouth Castle. The home is being offered with no onward chain, allowing for a straightforward purchase.

The ground floor features a welcoming porch leading into a hallway, which flows through to the lounge and open-plan dining area. A versatile fourth bedroom with an en-suite bathroom also occupies this level, offering

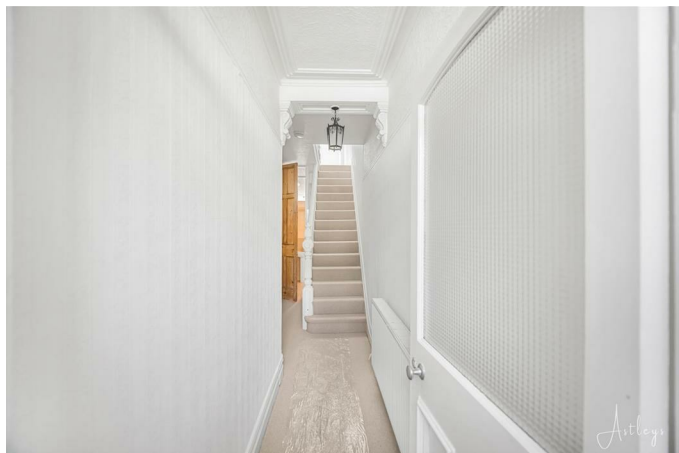
Entrance

Via a hardwood door into the porch.

Porch

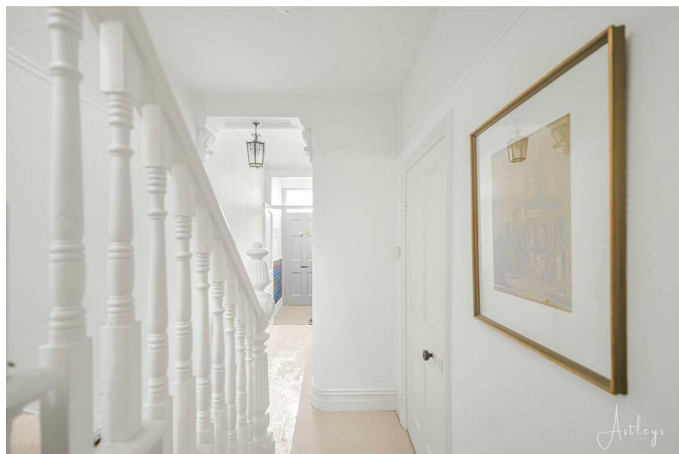
With a frosted glazed door into the hallway.

Hallway



With stairs to the first floor. Radiator. Door to the dining area. Door to cloakroom.

Hallway



Dining Area 12'3" x 11'6" (3.738 x 3.518)

With an opening to the lounge. Set of double glazed PVC doors to the rear Juliet balcony. Stairs leading down to the lower ground floor. Door to bedroom four. Radiator.

Lounge 11'9" x 12'6" (3.602 x 3.816)



You have a glazed bay window to the front with feature sash windows. Two radiators. Feature fireplace.

Lounge



Bedroom Four 16'4" x 10'6" (4.983 x 3.208)



You have a double glazed bay window to the rear offering sea views. Radiator. Frosted glazed door to the en-suite.

En-Suite 8'9" x 10'5" (2.668 x 3.185)



Well appointed suite comprising; bathtub. WC. Wash hand basin. Spotlights.

En-Suite



Lower Ground Floor

You have a set of bi-fold doors leading into the dining room and a door to the wet room.

Wet Room 5'0" x 4'8" (1.529 x 1.424)

You have a wash hand basin and a shower. WC. Tiled floor. Tiled walls and a set of hardwood doors to the rear garden.

Dining Room 19'5" x 9'1" (5.937 x 2.787)



With a set of glazed hardwood doors leading out to the rear garden. Tiled floor. Spotlights. Opening to the kitchen.

Dining Room



Kitchen



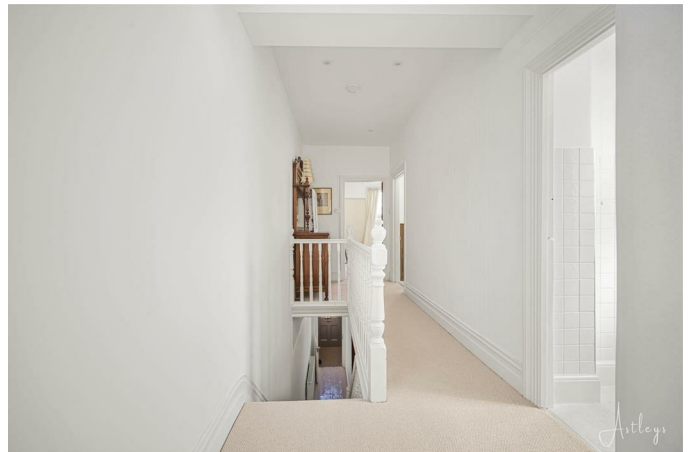
Kitchen 12'3" x 15'0" (3.744 x 4.591)



Well appointed kitchen fitted with a range of base and wall units. You have a running work surface incorporating a ceramic sink. Four ring induction hob with oven and grill under, extractor hood over. Space for dishwasher. Space for washing machine. Space for fridge freezer. Spotlights.

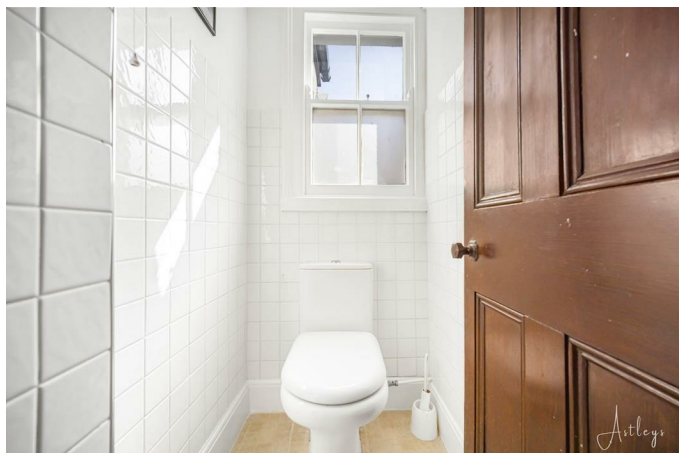
First Floor

Landing



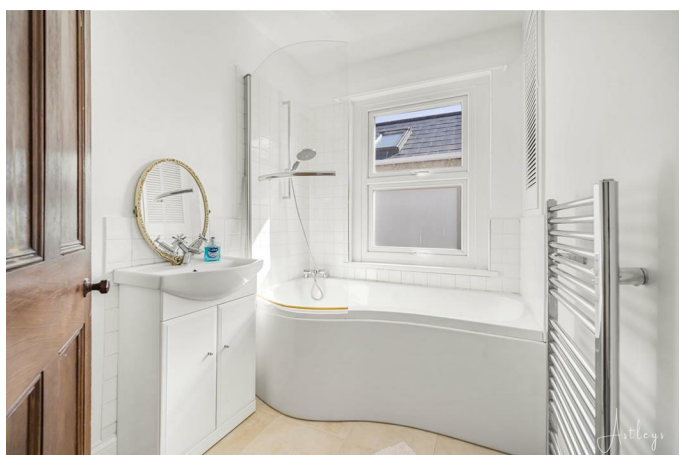
you have a Velux roof window to the side. Door to cloakroom. Door to bathroom. Doors to bedrooms.

Cloakroom 4'1" x 3'1" (1.264 x 0.961)



With a frosted glazed sash window to the side. WC. Tiled floor. Tiled walls.

Bathroom 7'2" x 5'9" (2.191 x 1.761)



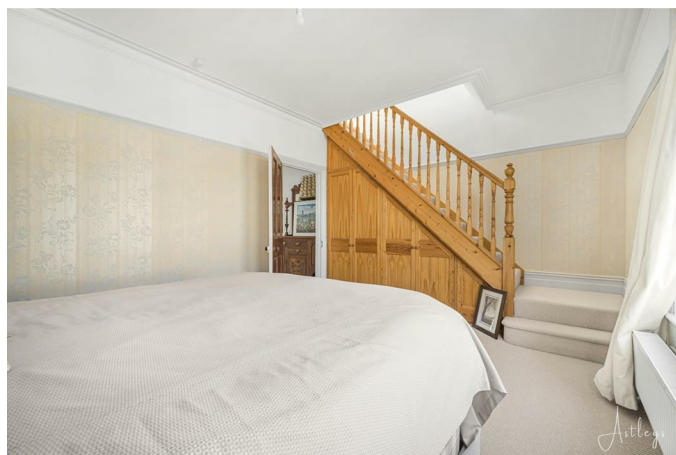
With a frosted double glazed window to the side. Bathroom suite comprising; bathtub. Wash hand basin. Tiled floor.

Bedroom One 12'0" x 17'5" (3.682 x 5.316)



You have a set of double glazed windows to the front. Radiator. Doors to built-in wardrobes. Stairs leading up to the attic room.

Bedroom One



Attic Room 15'6" x 13'8" (4.746 x 4.183)



You have a Velux roof window to the front offering views of Oystermouth Castle and a Velux roof window to the rear and a set of doors leading out to the rear balcony which has room for table and chairs. Boasts breathtaking sea views of Mumbles Bay & Mumbles Pier.

Attic Room



View



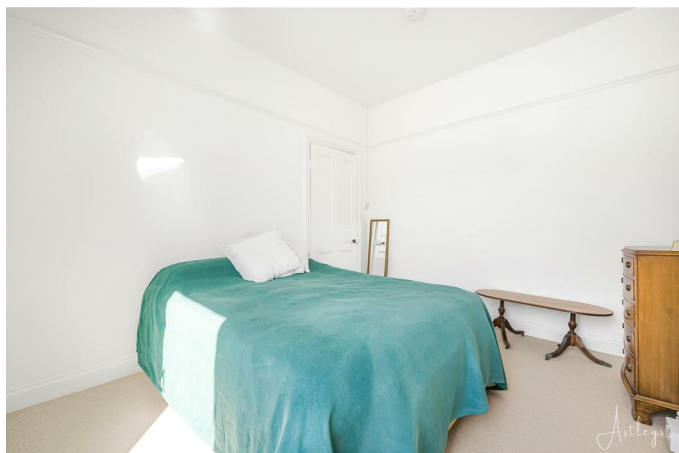
View



Bedroom Two 11'11" x 10'2" (3.643 x 3.113)



Bedroom Two



Bedroom Three 11'3" x 10'4" (3.452 x 3.161)



You have a double glazed window to the rear offering a south facing view of the village. Radiator.

External

Aerial Aspect



Aerial Aspect



Front

A courtyard garden.

Rear



The rear garden is made up of a parking area which is accessed by the rear lane via electric roller shutters. You also have a seating area. Electric car charging point.

Rear



Rear



Services

Mains Gas. Mains Water and sewerage. Broadband - Ultrafast available. Phone Signal available with multiple providers.

Council Tax Band

Council Tax Band - E

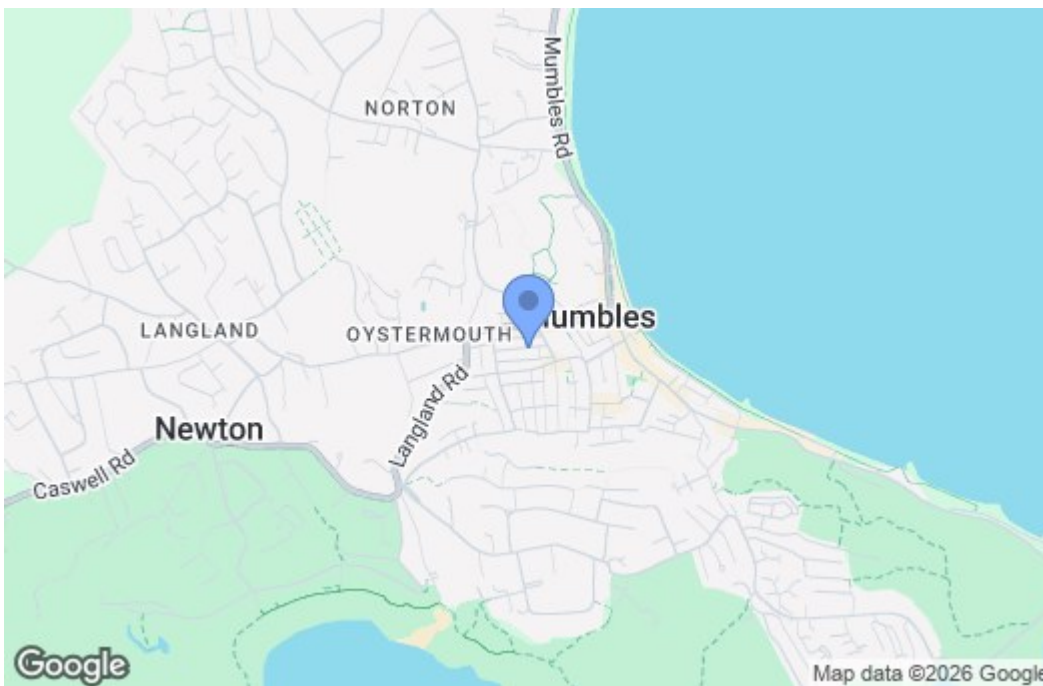
Tenure

Freehold.

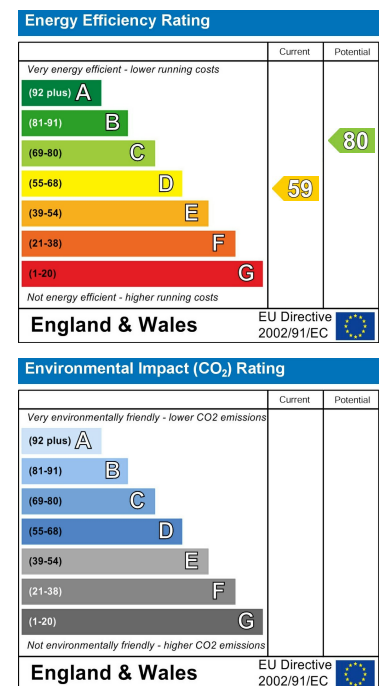
Floor Plan



Area Map



Energy Efficiency Graph



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