



## 2 Clifflands Close, Mumbles, Swansea, City & County Of Swansea, SA3 4LT

**Offers Over £499,995**

Positioned in the highly sought-after Clifflands Close, Mumbles, this four-bedroom detached family home presents a fantastic opportunity for those looking to create their ideal coastal residence. Offering partial sea views to the front, the property is being sold with no onward chain and, while requiring updating throughout, boasts immense potential. The property also benefits from having solar panels.

With a generous floor area of 2,133 square feet and occupying a plot of 0.08 acres, this home is perfectly placed near the picturesque Rotherslade Bay and Langland Bay. The ground floor accommodation includes a porch, hallway, cloakroom, lounge with doors leading to the dining room, conservatory, kitchen, and access to an integral garage. The first floor features four bedrooms, a bathroom, and a separate WC.

Externally, the front of the property provides private driveway parking for two to three vehicles, leading to the integral garage. Side access on both sides leads to the rear garden, which offers a patio seating area, a raised patio with an array of flowers and shrubs, a garden pond, and a detached garden shed. This is an excellent opportunity to acquire a well-positioned home with the potential to be transformed into a stunning coastal retreat.

### Entrance

Via PVC door into the porch.

### Porch

With a set of double glazed windows to the front. Frosted glazed hardwood door into the hallway.

### Hallway

With stairs to the first floor. Radiator. Door to cloakroom. Door to lounge. Door to kitchen.

### Cloakroom 6'9" x 4'6" (2.062 x 1.374 )

You have a frosted double glazed window to the front. Suite comprising; WC. Wash hand basin.

### Lounge 14'2" x 17'11" (4.326 x 5.466 )



You have a set of double glazed windows to the front. Radiator. Feature fireplace. Set of frosted glazed hardwood doors to the dining room.

### Lounge



### Dining Room 11'10" x 14'3" (3.615 x 4.351 )



You have a door to the kitchen. Set of double glazed doors to the conservatory.

### Conservatory 6'10" x 11'0" (2.093 x 3.361 )



With a double glazed sliding door to the rear garden and a set of double glazed windows to the rear garden.

### Kitchen 12'1" x 21'2" (3.686 x 6.459 )



You have a set of double glazed windows to the rear. Two radiators. Frosted glazed door to the rear hall. Kitchen is fitted with a range of base and wall units. You have running work surface incorporating a stainless steel sink and drainer unit. Space for cooker. Space for washing machine. Space for fridge freezer.

#### Kitchen



### Kitchen



#### Rear Hall

You have a door to built in storage cupboard. Door to the integral garage. Frosted double glazed PVC door to the rear garden.

#### Integral Garage 19'6" x 9'11" (5.960 x 3.033 )

With a 'up and over' roller door. Power and light.

#### First Floor

##### Landing

You have a set of frosted double glazed patio doors leading out to the front balcony area. Doors to bedrooms. Door to bathroom. Door to airing cupboard.

##### Balcony



**Bathroom 9'0" x 7'2" (2.745 x 2.203 )**



You have a frosted double glazed window to the rear. Suite comprising; bathtub. WC. Wash hand basin. Radiator. Tiled walls.

**Bedroom One 13'6" x 17'11" (4.131 x 5.467 )**



You have a set of double glazed windows to the front offering partial sea views of Swansea Bay. Radiator.

**Bedroom One**



**Bedroom Two 12'2" x 14'1" (3.712 x 4.315)**



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

## Bedroom Two



## View



## Bedroom Three 13'9" x 10'3" (4.197 x 3.136 )



You have a set of double glazed windows to the front offering partial sea views and partial views of Oystermouth Castle. Radiator.

## Bedroom Four 12'0" x 10'3" (3.666 x 3.126 )



You have a set of double glazed windows to the rear and a radiator.

**Bedroom Four**



**Aerial Aspect**



**External**

**Aerial Aspect**



**Aerial Aspect**



**Front**



You have private driveway parking for two to three vehicles leading to an integral garage. Side access on both sides of the property.

## Rear



You have a patio seating area with room for tables and chairs. Further raised patio area home to a variety of flowers and shrubs. Garden pond. Detached garden shed.

## Rear



## Services

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

## Council Tax Band

Council Tax Band - G

## Tenure

Freehold.

# Floor Plan



Total area: approx. 196.3 sq. metres (2132 sq. feet)

Aspects are all reasonable endeavours to supply accurate property information in line with the consumer protection from unfair trading regulations 2008. These property details do not constitute any part of an offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective purchasers and it should not be assumed that any person has all the necessary building regulations and planning permissions. Any listing, website and applications have not been checked or visited. Their plan is not to scale and is for illustrative purposes only. The producer being Partly.

# Area Map



# Energy Efficiency Graph

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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