

9 Park Street,  
Mumbles, Swansea,  
City & County Of  
Swansea, SA3 4DA

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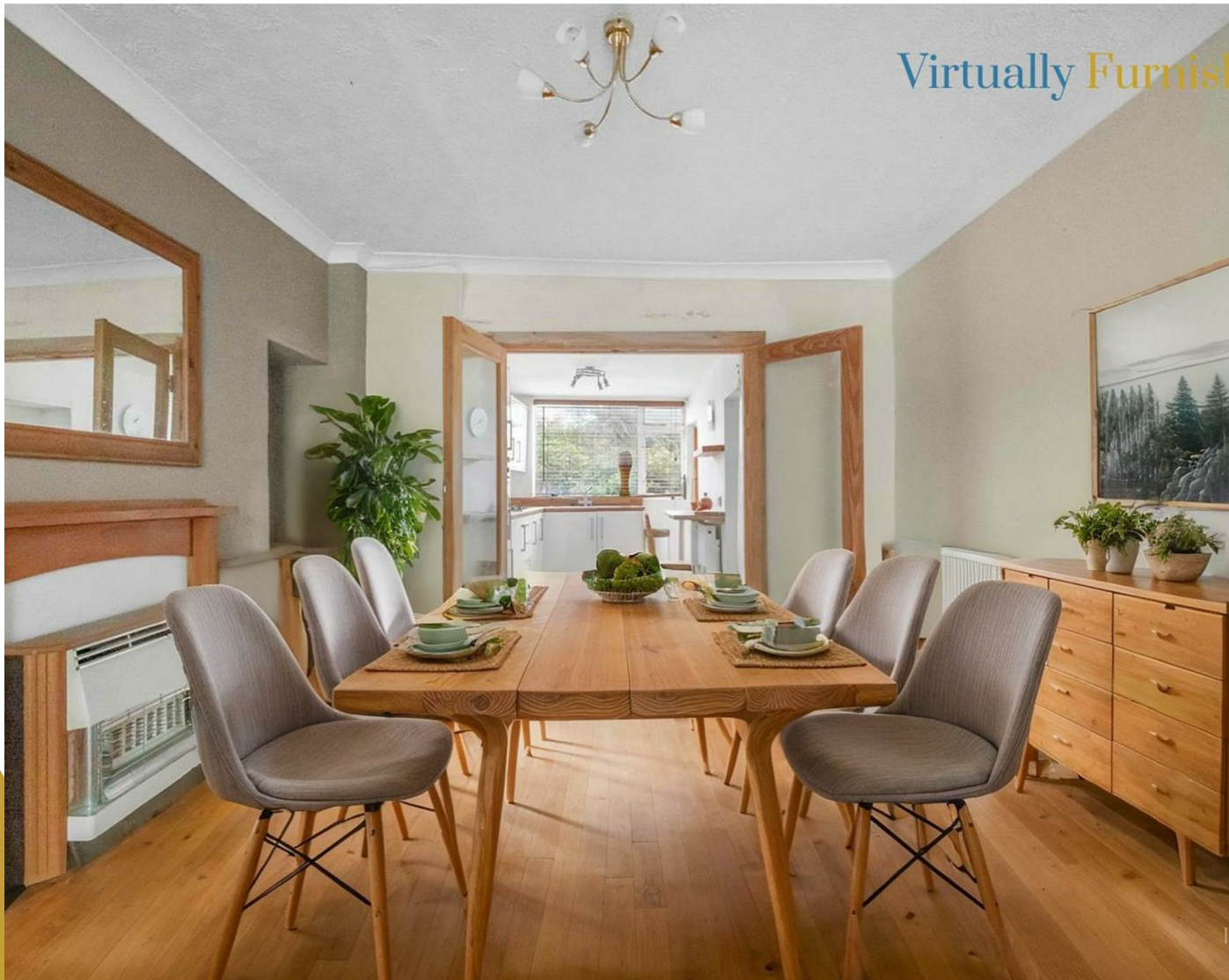
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# 9 Park Street, Mumbles, Swansea, City & County Of Swansea, SA3 4DA

Offers Over  
**£250,000**



Charming three-bedroom terraced property located in the heart of Mumbles, offering an excellent opportunity for those looking to create their ideal home. While the property does require updating throughout, it boasts fantastic potential with a plot size of 0.03 acres and a generous floor area of 1,299 sq ft. One of the highlights is the partial sea view from the rear-facing bedroom, providing a glimpse of the stunning coastal scenery Mumbles is known for.

The accommodation on the ground floor comprises a porch, welcoming hallway, spacious lounge/dining room, kitchen, bathroom, and a handy utility area. Upstairs, the property benefits from an attic, ideal for storage or potential conversion, along with three good-sized bedrooms. Sold with no onward chain, this home presents a great investment opportunity in a sought-after location, just a short stroll from the seafront, shops, and local amenities.



### Entrance

Via a frosted double glazed PVC door into the porch.

### Porch

With tiled floor and a frosted glazed hardwood door into the hallway.

### Hallway

With stairs to the first floor. Radiator. Door to lounge dining room. Door to bathroom.

### Bathroom

7'6" x 6'9"

With a frosted glazed window to the rear. Suite comprising walk-in shower. WC. Wash hand basin. Tiled floor. Tiled walls. Chrome heated towel rail.

### Lounge/Dining Room

23'8" x 11'7"

With a double glazed window to the front. Two radiators. Set of doors to the kitchen.

### Lounge/Dining Room

### Lounge/Dining Room

### Kitchen

12'6" x 8'0"

With a set of double glazed windows to the rear. Door to the utility area. Radiator. Breakfast bar. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a 1.5 bowl stainless steel sink and drainer unit. Four ring gas hob with extractor hood over. Integral oven.

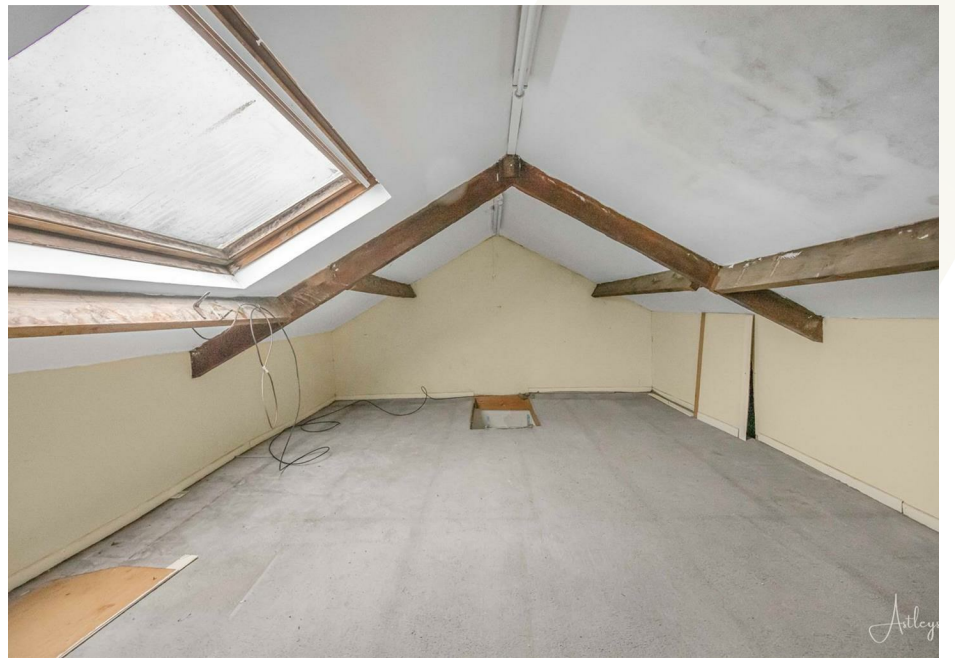
### Kitchen

### Utility Area

3'0" x 7'8"

With plumbing for washing machine and a set of double glazed French patio doors to the rear garden.

### First Floor



**Landing**

With access via pull down ladder to the attic. You have a frosted double glazed window to the rear. Doors to bedrooms.

**Attic**

17'1" x 13'0"

With a Velux roof window to the rear offering partial sea views. Doors to eaves storage.

**Bedroom One**

10'0" x 11'6"

With a double glazed window to the rear offering partial sea views.

**Bedroom One****Bedroom Two**

13'4" x 9'3"

With a double glazed window to the front. Radiator.

**Bedroom Three**

10'9" x 7'2"

With a double glazed window to the front. Radiator.

**Bedroom Three****Rear**

With ample room for tables and chairs.

**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.





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	



Total area: approx. 120.7 sq. metres (1299.6 sq. feet)

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Plan produced using PlanUp.