

540 Mumbles Road,
Mumbles, Swansea,
SA3 4DH



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£375,000

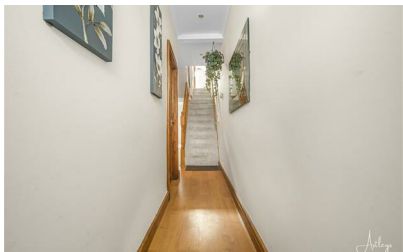


This charming three-bedroom terraced property, complete with an additional attic room, is located in the highly sought-after village of Mumbles. Offering breathtaking sea views over Swansea Bay to the front and picturesque views of Oystermouth Castle from the rear garden, this home presents a rare opportunity with no onward chain.

The property provides a generous floor area of 1,353 square feet, set within a 0.04-acre plot. Upon entering, you are welcomed by a hallway leading to a well-proportioned lounge, a separate dining room, a fitted kitchen, and a convenient shower room on the ground floor. The first floor offers three bedrooms and a family bathroom, while the second floor features an attic room, perfect for additional living space or storage.

Externally, the front garden has been designed for low maintenance with a raised gravel area and a patio seating space, allowing you to enjoy the sea views. The rear garden is arranged over multiple levels, starting with a spacious patio area ideal for outdoor dining. Steps lead up to a further patio seating area, where you can take in the stunning backdrop of Oystermouth Castle. Further steps provide access to a detached garden shed, offering practical storage solutions.

With its prime location, impressive views, and spacious accommodation, this property is an excellent opportunity to enjoy coastal village living at its finest.



Entrance

Via frosted double glazed PVC door into the hallway.

Hallway

With a door to the lounge. Door to the dining room. Opening into the kitchen. Radiator. Stairs to the first floor.

Lounge

10'11" x 14'2"

You have a double glazed bay window to the front offering partial sea views of Swansea Bay and beyond. Electric fire set on marble hearth with marble surround. Radiator. Opening to the dining room.

Lounge

Dining Room

11'10" x 11'2"

With a double glazed PVC door leading out to the rear garden. Radiator.

Dining Room

Kitchen

14'5" x 9'2"

With a set of double glazed windows to the rear. Frosted double glazed PVC door to the rear. Door to the shower room. Fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Four ring gas hob with oven and grill under. Extractor hood over. Integral fridge. Integral freezer. Space for washing machine.

Kitchen

Shower Room

4'5" x 8'8"

You have a set of frosted double glazed windows to the rear garden. Suite comprising large walk-in shower cubicle with oversized shower head above. Wash hand basin. WC. Chrome heated towel rail. Spotlights.

First Floor

Landing

You have stairs leading up to the attic room. Sliding door to the bathroom. Doors to the bedrooms. Spotlights.

Bathroom

5'11" x 6'1"

You have a frosted double glazed window to the side. Bathroom suite comprising; bathtub with shower over. WC. Wash hand basin. Radiator. Spotlights.

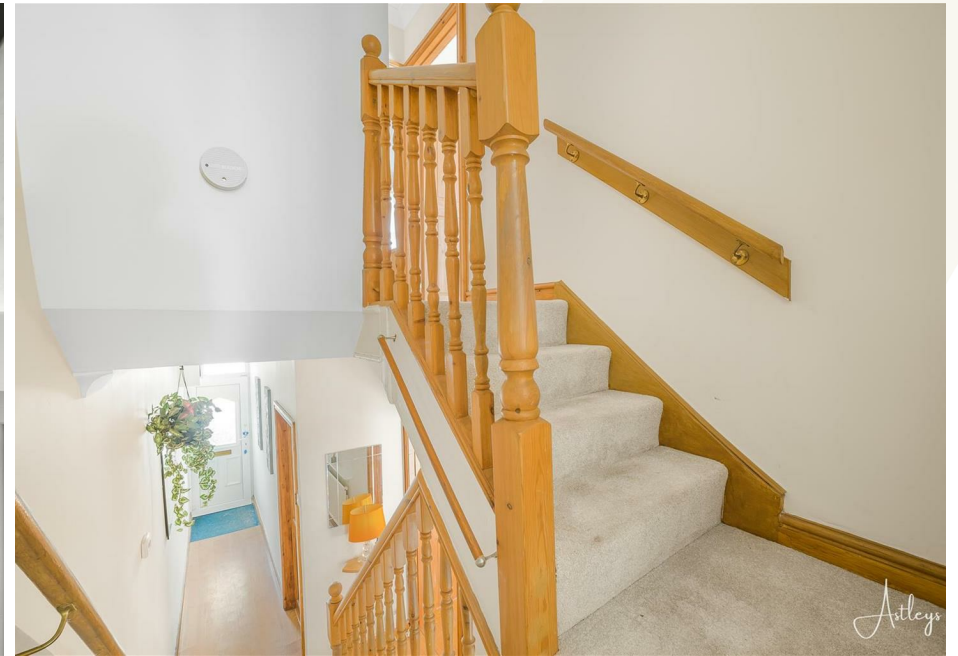
Bedroom One

11'5" x 16'0"

You have a double glazed window to the front offering partial sea views of Swansea Bay and beyond. Radiator Door to built-in storage cupboard.

Bedroom One

Bedroom One



Bedroom Two

11'0" x 9'10"

You have a double glazed window to the rear. Radiator.

Bedroom Two**Bedroom Three**

7'10" x 9'1"

Double glazed window to the rear. Radiator.

Bedroom Three**Attic Room**

11'8" x 16'0"

You have a set of double glazed windows to the front offering breathtaking sea views of Swansea Bay and beyond. Spotlights. Radiator.

View**External****Front**

You have a low-maintenance raised graveled garden with a patio seating area offering partial sea views.

Another Aspect**Aerial Aspect****Aerial Aspect****Aerial Aspect****Aerial Aspect****Aerial Aspect****Rear**

You have a patio seating area with ample room for tables and chairs which in turn has steps leading up to a further patio seating area offering views of Oystermouth Castle and you also have steps leading up to a detached garden shed.

Rear**Rear****Services**

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

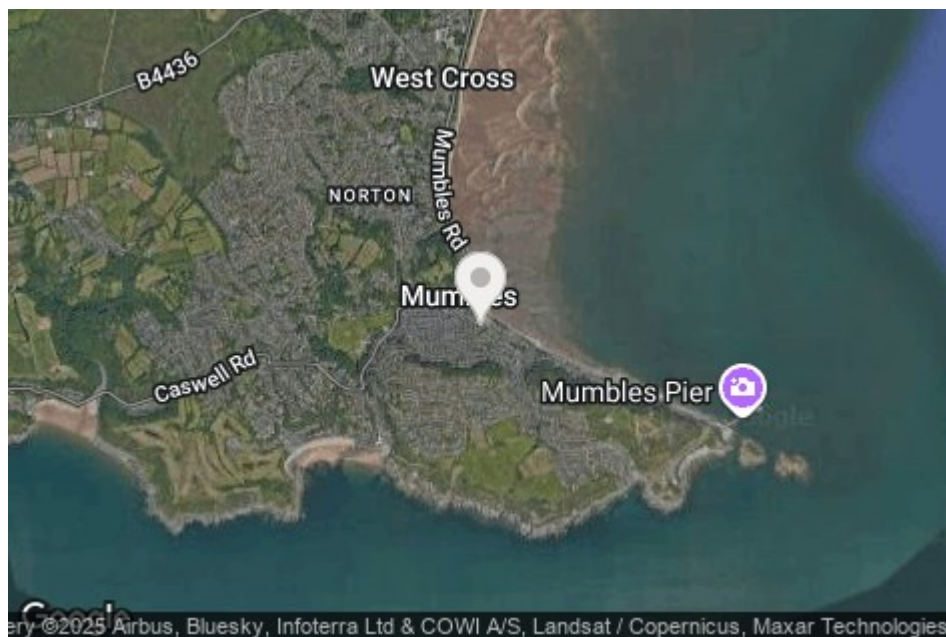
Council Tax Band

Council Tax Band - E

Tenure

Freehold.





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	

