

1 Hill Street, Mumbles,  
Swansea, SA3 4EF

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# 1 Hill Street, Mumbles, Swansea, SA3 4EF

£350,000



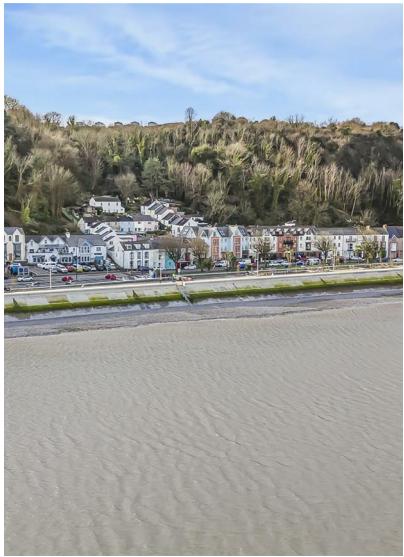
Set within a settled coastal community, the setting offers the quiet confidence of everyday life by the sea. The shoreline is close enough to shape the rhythm of the day, with open water and coastal walks lending a sense of space and perspective. Local cafés, schools and small independent shops support daily needs, while green pockets and easy transport connections make the wider area readily accessible. It is a place where neighbours are familiar and the pace feels measured.

The house itself is arranged across three levels, unfolding with a natural flow. A welcoming hallway leads through the ground floor, where the lounge provides a comfortable retreat and the kitchen sits at the heart of the home, practical and well proportioned for daily living. A bathroom completes this level, arranged with simplicity and ease.

Upstairs, the first floor offers three bedrooms, each with its own character and outlook. The principal bedroom enjoys sea views to the front, a constant reminder of the coastal position and a gentle backdrop to mornings and evenings alike. Above, the attic room occupies the top floor, a flexible and atmospheric space that also looks out towards the water, well suited to a studio, workspace or quiet retreat.

Outside, the plot is compact and manageable, designed for enjoyment rather than upkeep, allowing more time to be spent exploring the coast or simply taking in the view. Throughout, the house balances practicality with a sense of escape, offering a home that feels both grounded and uplifting.

This is a property well suited to downsizers seeking a refined coastal base, professionals drawn to light and outlook, or lifestyle movers looking to place themselves within reach of the sea while remaining connected to community life.



## Entrance

Via a composite door into the hallway.

## Hallway

Stairs to the first floor. Door to the lounge. Spotlights. Radiator.

## Lounge

21'3" x 10'2"

With a double glazed sash window to the front. Double glazed sash window to the rear. Door to the kitchen. Door to understairs storage. Two radiators. Spotlights.

## Kitchen

13'0" x 8'10"

Double glazed sash window to the side. Door to the bathroom. Frosted double glazed PVC door to the rear. Beautifully appointed kitchen, fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Integral fridge. Integral freezer. Four ring induction hob with extractor hood over. Integral oven and grill. Plumbing for washing machine. Space for dishwasher. Central breakfast island. Spotlights. Tiled floor. Radiator.

## Bathroom

5'7" x 8'2"

Frosted double glazed window to the rear. A beautifully appointed suite comprising; bathtub with shower over. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls. Spotlights. Extractor fan.

## First Floor

### Landing

Stairs leading up to the attic room. Doors to bedrooms one, two & three.

### Bedroom One

8'10" x 12'5"

Double glazed sash window to the front offering sea views of Swansea Bay and beyond. Radiator.

### Bedroom Two

12'5" x 7'6"

With a double glazed sash window to the rear. Radiator.



### **Bedroom Three**

12'2" x 8'8"

With a double glazed sliding door to the rear Juliet balcony.  
Radiator.

### **Second Floor**

#### **Attic Room**

17'9" x 12'9"

Velux roof window to the rear offering sea glimpses and views of Oystermouth Castle. Double glazed sash window to the side.  
Velux roof window to the front offering sea views of Swansea Bay and beyond. Spotlights. Radiator. Doors to eaves storage.

### **External**

#### **Rear**

Low maintenance garden which comprises of a graveled seating area with room for tables and chairs. Detached garden shed.

#### **Agents Note**

In accordance with The Consumer Protection from Unfair Trading Regulations, we are required to advise potential buyers that an unnatural death has occurred at the property. Please ask one of the team if you require further information.

### **Services**

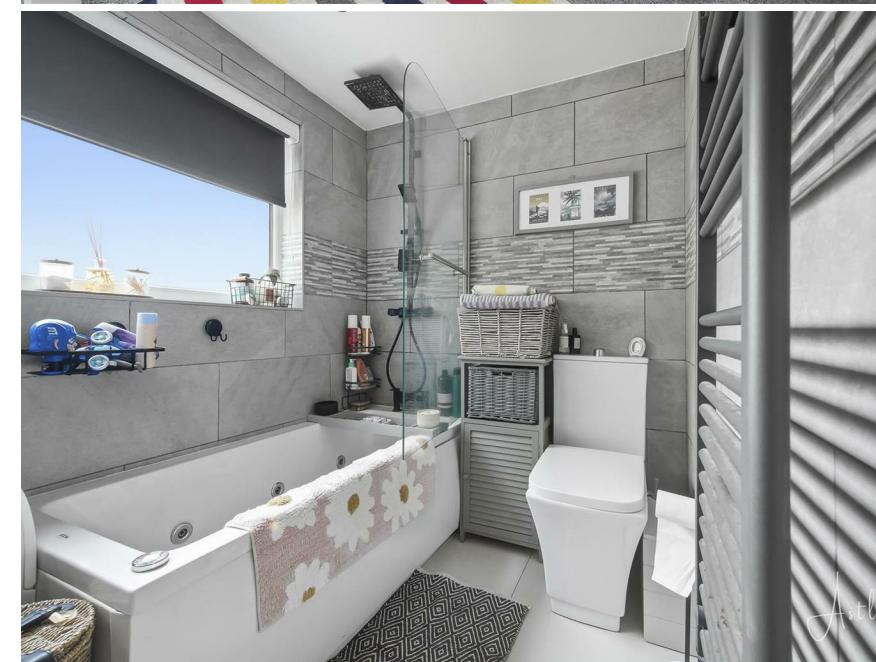
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone.

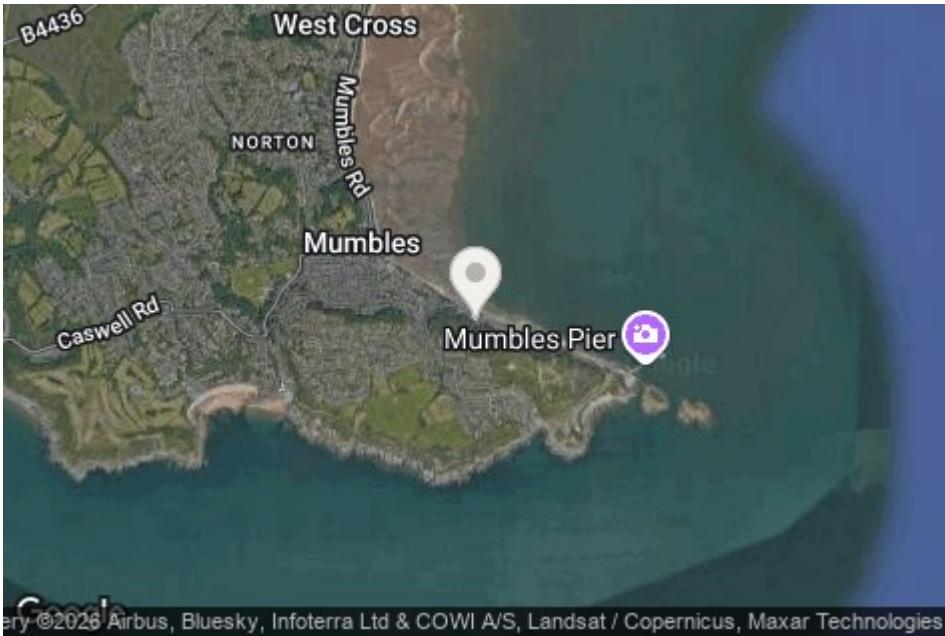
### **Council Tax Band**

Council Tax Band - D

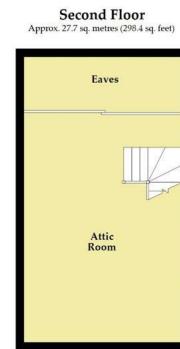
### **Tenure**

Freehold.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC	84	71



Total area: approx. 113.7 sq. metres (1224.0 sq. feet)

Astleys use 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 the 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 this property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. Floor plan is not to scale and is for illustrative purposes only.

Plan produced using Planit.