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Newton Road, Mumbles  
Swansea SA3 4AS



## 554 Mumbles Road, Mumbles, Swansea, West Glamorgan, SA3 4DL

**£395,000**

Astleys are delighted to offer for sale this three bedroom mid terrace house set in the heart of Mumbles, offering sea views across Mumbles Bay and beyond.

The versatile accommodation comprises; hallway, lounge, dining room, kitchen and cloakroom to the ground floor. Stairs leading down to the basement. To the first floor you have bedrooms one and two (both with en-suites) To the second floor you have bedroom three again with an en-suite.

This is a versatile property that is located within a stone's throw of the sea front promenade, the many restaurants and boutiques and the local shops and amenities. In our opinion a super home which will potentially suit a range of prospective purchasers, from homeowners to investors alike. Viewing is highly recommended. EER-D58

### Entrance

Via a hardwood door into the hallway.

### Hallway

Two Radiators, stairs to the first floor, door to lounge, door to cloakroom, door leading down to the basement.

### Cloakroom 3'11" x 5'4" (1.209 x 1.649)

Frosted double glazed window to the rear, suite comprising low level wc, wash hand basin, tiled floor.

### Lounge 12'2" x 15'1" (3.729 x 4.619)



Double glazed bay window to the front which offers sea views of Swansea Bay and beyond, radiator and opening to the dining room.

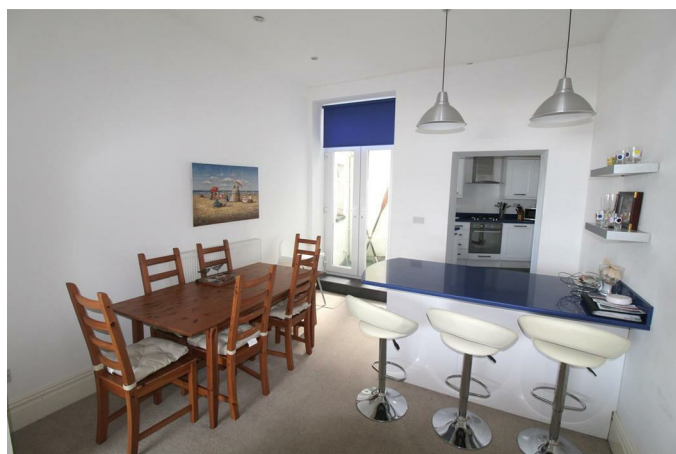
### Lounge



### Lounge



### Dining Room 11'9" x 11'4" (3.598 x 3.461)



Radiator, breakfast bar housing two fridges. Opening to kitchen, set of double glazed french patio doors to a small enclosed courtyard area.



### Dining Room



### Kitchen 8'8" x 8'6" (2.663 x 2.61)



Double glazed window to the rear, radiator, spotlights, well-appointed kitchen fitted with a range of base and wall units. Running granite work surface incorporating a stainless steel sink and drainer unit with contemporary mixer tap over. Four ring gas hob with oven and grill under, extractor hood over, integral dishwasher, integral freezer.

### Basement/Utility 17'4" x 11'8" (5.301 x 3.560 )

Frosted glazed hard wood door to the front, glazed sash window to the front, fireplace, door to utility area, space for tumble dryer in utility area.

### First Floor

### Landing

Stairs to second floor, door to bedroom one and bedroom two, double glazed window to rear.

### Bedroom One 13'8" x 13'9" (4.184 x 4.198)



Two double glazed windows to the front boasting sea views of Swansea Bay and beyond, two radiators, spotlights, door to ensuite.

### Bedroom One



#### **En Suite 11'11" x 4'4" (3.651 x 1.331)**



Well appointed ensuite comprising a corner shower cubicle, contemporary wash hand basin, low level wc, chrome heated towel rail, tiled walls and floor, spotlights, extractor fan.

#### **Bedroom Two 12'3" x 12'2" (3.757 x 3.716)**



Double glazed window to the rear, radiator and door to the en suite via a step-down.

#### **Bedroom Two**



#### **En Suite 9'0" x 9'2" (2.747 x 2.814)**



Two frosted double glazed windows to the rear, well appointment ensuite comprising corner shower cubicle, contemporary wash hand basin, low-level wc, tiled floor, radiator, spotlights, extractor fan and loft access.

#### **Second Floor**

##### **Landing**

Door to Bedroom Three.

#### **Bedroom Three 18'6" x 17'6" (5.649 x 5.339)**



Double glazed window to the rear, set of double glazed windows to the front boasting breathtaking panoramic sea views of Swansea Bay and beyond, radiator, door to eave storage, door to en suite.



### Bedroom Three



### Another Aspect



### En Suite 7'0" x 7'9" (2.152 x 2.374)



Well appointed ensuite comprising bath tub with shower over, low level wc, contemporary wash hand basin, chrome heated towel rail, tiled floor, tiled walls, spotlights, extractor fan,

### Views



### Views



### Tenure

Freehold.

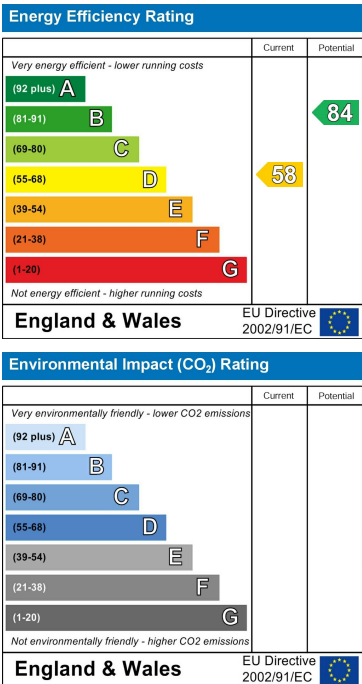
Floor Plan



Area Map



Energy Efficiency Graph



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