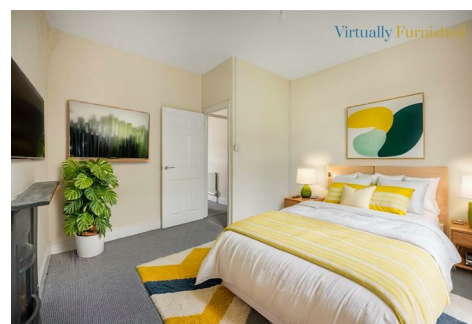
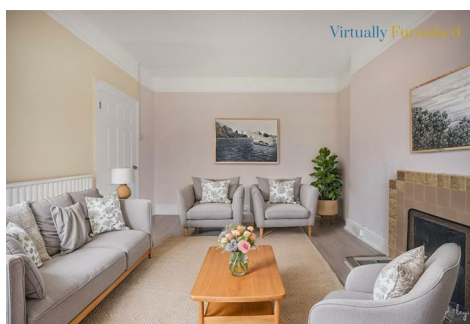
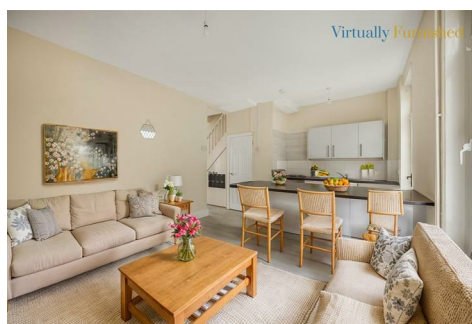




14 Park Avenue, Mumbles, Swansea, City & County Of Swansea, SA3 4DU

Offers Over £275,000

Perfectly positioned in the heart of Mumbles, in a cul-de-sac location, this three-bedroom home offers a unique opportunity to create your ideal family residence. Available with no chain, the property is just a moment's walk from the seafront promenade, perfect for leisurely strolls and enjoying the coastal atmosphere. The property also benefits from on street residents parking.

The ground floor features a welcoming hallway, a spacious lounge, and a functional kitchen/dining room. The first floor comprises two generous double bedrooms, a single bedroom and family bathroom.

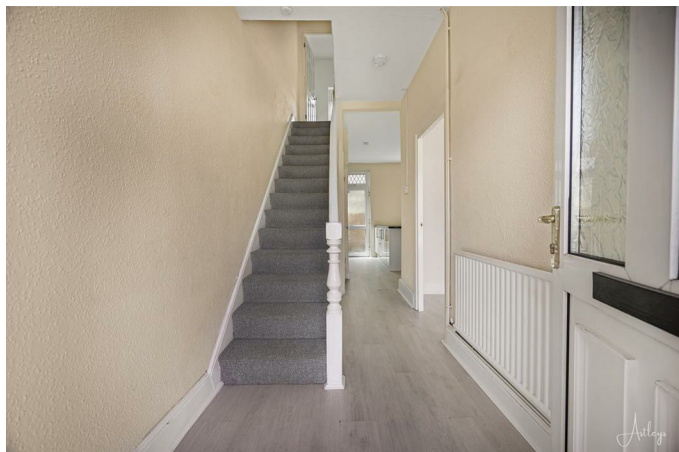
The rear of the property includes a low-maintenance garden, ideal for outdoor dining and relaxation. The location is second to none, with a variety of amenities within easy reach, including bars, restaurants, shops, boutiques, a doctor's surgery, and parks.

This property is a rare find in a sought-after location, offering a wonderful canvas to create a beautiful family home.

Entrance

Via a frosted double glazed PVC door with frosted double glazed side panels into the hallway.

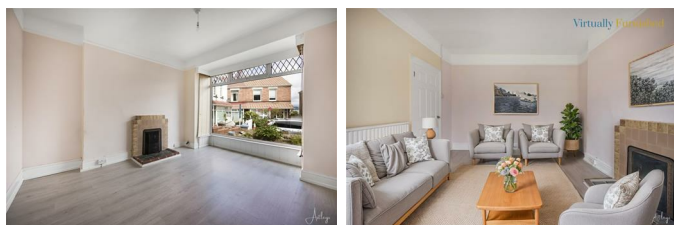
Hallway



With stairs to the first floor. Opening to the kitchen. Door to the lounge. Door to under stairs storage. Radiator.

Hallway

Lounge 12'0" x 12'2" (3.674 x 3.720)



With a double glazed windows to the front offering partial sea views. Radiator. Fireplace.

Lounge

Lounge



Kitchen/Dining Room 12'3" x 17'1" (3.757 x 5.229)



With a double glazed window to the rear. Frosted double glazed PVC door to the rear. Radiator. Door to under stairs storage. The kitchen is 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 & grill under. Plumbing for washing machine. Space for fridge/freezer. Central breakfast island.

Kitchen/Dining Room



Kitchen/Dining Room



Kitchen/Dining Room

First Floor

Landing

With a door to the bathroom. Doors to bedrooms. Loft access.

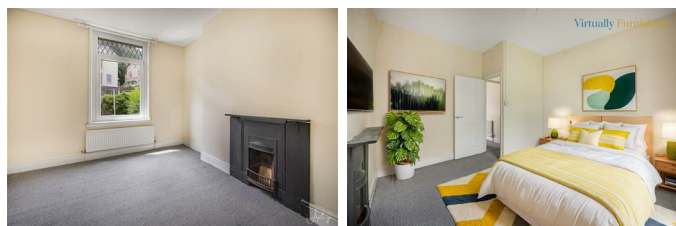
Bathroom 6'10" x 5'0" (2.103 x 1.536)



With a frosted double glazed window to the rear. Suite comprising; corner shower cubicle with oversized shoe head above. W/C. Wash hand basin. Chrome heated towel rail.

Bathroom

Bedroom One 12'2" x 12'5" (3.718 x 3.801)



With a double glazed window to the rear. Radiator.

Bedroom One

Bedroom One



Bedroom Two



Bedroom Two 11'10" x 11'1" (3.631 x 3.392)



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

Bedroom Three 12'3" x 6'11" (3.755 x 2.13)



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

Bedroom Three

External

Another Aspect



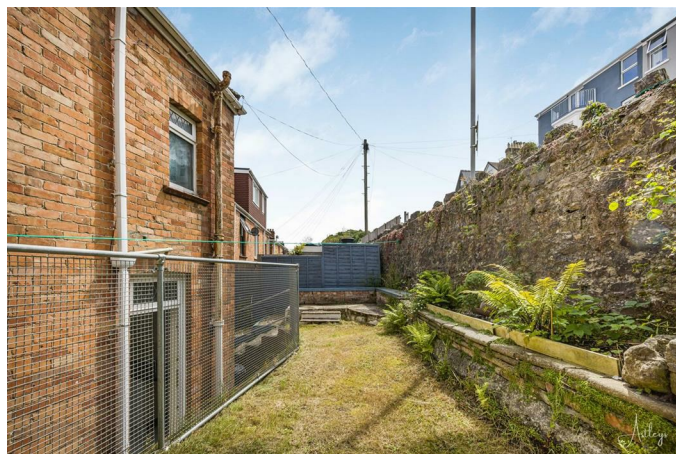
Rear Garden



Aerial Aspect



Rear Garden



Aerial Aspect

Aerial Aspect

Front

You have a lawned garden home to a variety of flowers and shrubs. Side access to the rear.

Rear

You have steps leading up to a lawned garden and seating area.

Rear Garden



Services

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

Council Tax Band

Council Tax Band - E

Tenure

Freehold.

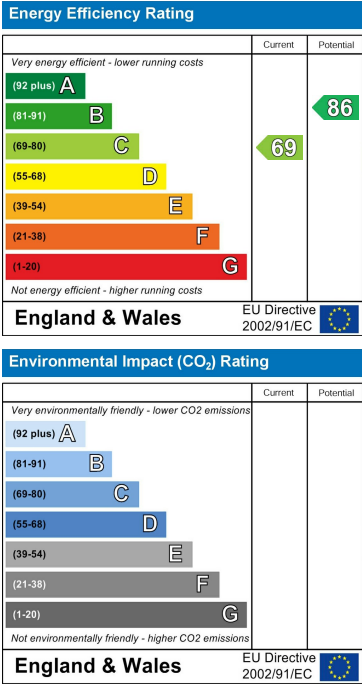
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.