

21 Libby Way,
Mumbles, Swansea,
SA3 4LB

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£525,000



Set along the sought after coastline of Mumbles, this detached home sits within a setting that is both relaxed and quietly vibrant. The village is known for its independent cafés, galleries and traditional promenade, all framed by sweeping views across Swansea Bay. Nearby beaches invite early morning walks and evenings by the water, while the surrounding countryside offers a gentle contrast of woodland and open green space. Well regarded schools and straightforward links into Swansea ensure that daily life remains both connected and convenient.

The house itself is arranged with a natural sense of flow, beginning with a welcoming hallway that leads into a well proportioned lounge and a separate dining room suited to both everyday use and more formal occasions. The kitchen is positioned to overlook the garden, complemented by a practical utility room and a discreet cloakroom completing the ground floor.

Upstairs, four bedrooms provide comfortable and adaptable accommodation. The principal bedroom benefits from its own en suite, while both this room and a further bedroom enjoy glimpses of the sea, with views reaching towards Bracelet Bay. A family bathroom serves the remaining rooms, each offering a pleasant outlook and a sense of light.

Outside, the property occupies a manageable and thoughtfully arranged plot. To the front, a private driveway provides parking for two vehicles and leads to the garage, with a small lawn softening the approach. The rear garden has been designed for ease and enjoyment, with a patio area that invites outdoor dining and leads onto a lawn bordered by a variety of established flowers and shrubs, bringing colour through the seasons.

Offered with no onward chain, this is a home that balances coastal living with everyday practicality, set within one of Swansea's most enduring and desirable locations.



Entrance

Via a frosted double glazed PVC door into the hallway.

Hallway

With stairs to the first floor. Door to under stairs storage. Door to cloakroom. Set of doors to the lounge. Door to the kitchen. Radiator.

Cloakroom

6'4" x 2'7"

You have a frosted double glazed window to the front. Suite comprising; WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Part tiled walls.

Lounge

18'2" x 11'0"

You have a double glazed bay window to the front. Two radiators. Opening to the dining room. Double glazed window to the side. Electric fire.

Dining Room

12'0" x 9'3"

You have a set of French doors to the rear garden. Radiator. Door to the kitchen.

Kitchen

11'8" x 16'10"

You have a set of double glazed windows to the rear. Double glazed French doors to the rear. Door to the utility room. Two radiators. Tiled floor. Spotlights. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Four ring gas hob with a extractor hood over. Oven and grill under. Integral dishwasher. Integral fridge. Integral freezer. Breakfast bar.

Utility Room

5'0" x 7'7"

You have a double glazed door to the side. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine. Tiled floor.

First Floor

Landing

Double glazed window to the side. Loft access. Door to airing cupboard. Doors to bedrooms. Door to bathroom. Radiator.

Bathroom

7'0" x 5'6"

Well appointed suite comprising; bathtub with shower over. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Extractor fan.



Bedroom One

12'2" x 11'6"

You have a double glazed window to the front offering sea glimpses of Bracelet Bay. Radiator. Door to en suite. Sliding doors to built-in wardrobe.

En-Suite

5'8" x 6'2"

Frosted double glazed window to the side. Suite comprising; large walk-in shower with oversized showerhead above. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls. Extractor fan.

Bedroom Two

10'11" x 7'4"

You have a double glazed window to the rear. Radiator. Sliding doors to built-in wardrobe.

Bedroom Three

7'3" x 6'5"

Double glazed window to the rear. Radiator. Sliding door to built-in wardrobe.

Bedroom Four

8'7" x 6'6"

Double glazed window to the front. Radiator.

External

Front

Private driveway parking for two vehicles leading to the garage. Small lawned garden.

Rear

You have a patio seating area with ample room for tables and chairs, which in turn leads to a lawned garden. Rear garden is home to a variety of flowers and shrubs.

Services

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

Council Tax Band


Council Tax Band - F

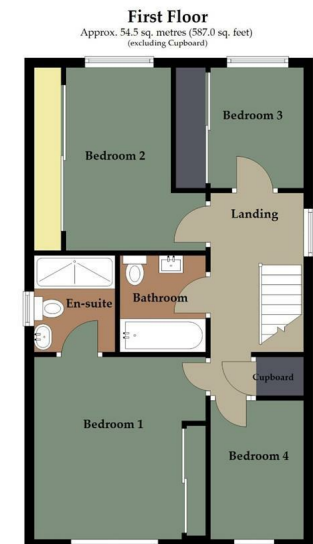
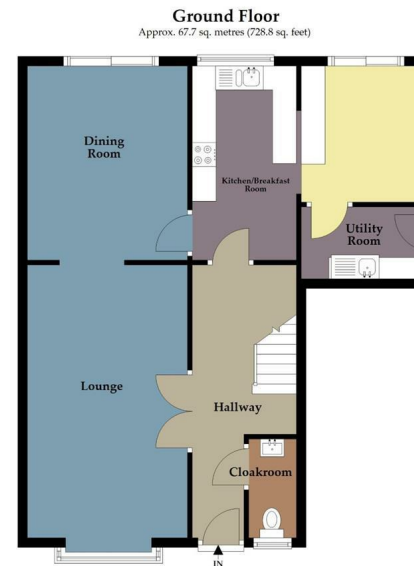
Tenure

Freehold.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 122.2 sq. metres (1315.8 sq. feet)

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Plan produced using PlanUp.