

5 Hill Street, Mumbles,
Swansea, SA3 4EF

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Offers Over
£275,000



In a tucked away location in the vibrant village of Mumbles, this charming three-bedroom terraced cottage offers the perfect blend of modern comfort and coastal character. Recently renovated in 2019, this property is presented with no onward chain and is ready for its new owners to move straight in. The property benefits from uninterrupted sea views of Swansea Bay and beyond from the rear garden.

Spanning a floor area of 821 square feet on a plot of 0.02 acres, the cottage boasts panoramic sea views front and back. The property boasts an impressive EER rating of 73 (C). The ground floor welcomes you with a spacious yet cozy lounge and dining room with cottage character features, leading into a well-appointed kitchen and a charming lean-to that adds a touch of traditional appeal.

Upstairs, you'll find three light-filled bedrooms and a bathroom. The outdoor space at the rear of the property features a raised patio seating area where you can soak in breathtaking views over the bay, ideal for entertaining or simply relaxing in the tranquil surroundings. Steps lead up to a lovely flat lawned area, adding a touch of greenery to this scenic coastal retreat.

This property is truly a must-see for anyone seeking a home that combines coastal beauty, modern amenities, and the lively atmosphere of Mumbles village life.



Entrance

Via a frosted double glazed PVC door into the open plan lounge dining room.

Lounge/Dining Room

21'11" x 14'4"

You have stairs to the first floor and an opening to the kitchen. Double glazed window to the rear. Double glazed window to the front. Two radiators. Feature fireplace housing an open fireplace.

Lounge/Dining Room

Lounge/Dining Room

Lounge/Dining Room

Lounge/Dining Room

Kitchen

11'5" x 8'6"

You have a set of double glazed windows to the rear. Radiator. Door to the lean to. Tiled floor. The kitchen itself 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 extractor hood over. Oven and grill under. Space for dishwasher. Space for fridge freezer. Spotlights.

Lean To

5'6" x 4'8"

With a glazed hardwood door to the rear.

First Floor

Landing

You have loft access. Door to the bathroom. Doors to bedrooms. Door to built in storage cupboard.

Bathroom

5'7" x 6'7"

Well appointed suite comprising; Full size bath with shower over. WC. Wash hand basin. Chrome heated towel rail. Spotlights. Extractor fan.

Bedroom One

12'6" x 10'9"

With a double glazed window to the front offering breathtaking sea views of Swansea Bay and beyond. Radiator. Doors to built in wardrobes.



Bedroom Two

10'0" x 7'3"

With a set of double glazed windows to the rear offering partial sea views of Swansea Bay and beyond. Radiator.

Bedroom Three

8'2" x 6'8"

With a double glazed window to the rear. Radiator. Door to built in wardrobe.

External

Another Aspect

View To The Front

Aerial Aspect

Aerial Aspect

Aerial Aspect

Rear

You have a raised patio seating area which offers breathtaking sea views of Swansea Bay and beyond. Steps leading up to a further lawned area.

Rear Garden

Rear Garden

Rear Garden

Rear Garden View

Rear Garden View

Services

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

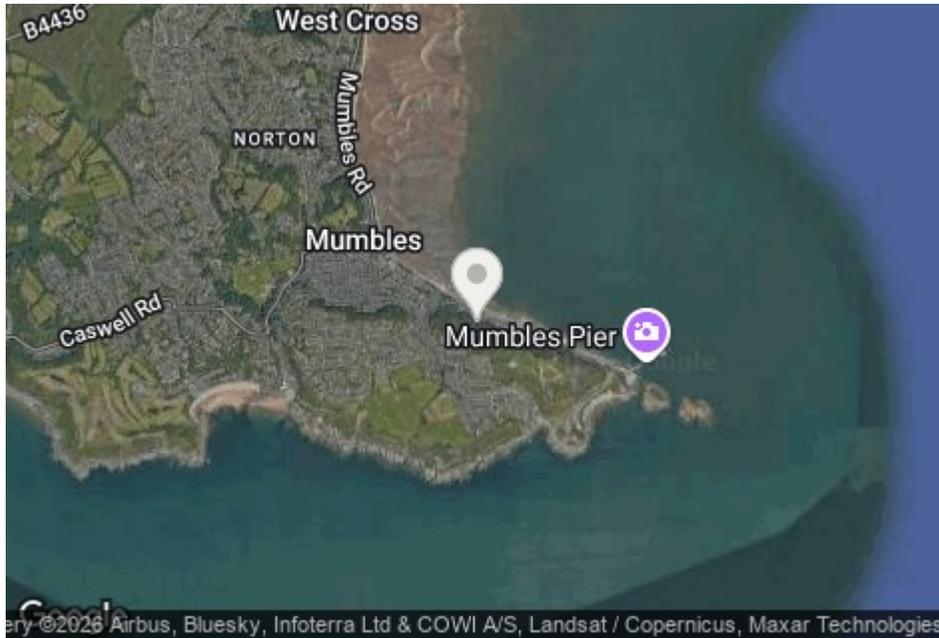
Council Tax Band

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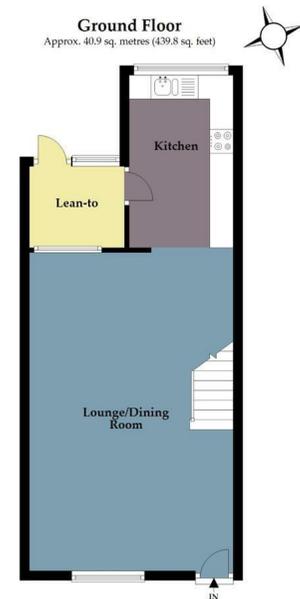
Tenure

Freehold.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<div style="text-align: center;"> 89 </div>
(81-91) B			
(69-80) C			
(55-68) D		73	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



Total area: approx. 80.4 sq. metres (865.7 sq. feet)

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Plan produced using PlanIt.