



## 534 Mumbles Road, Mumbles, Swansea, City & County Of Swansea, SA3 4DH

**Offers Over £500,000**

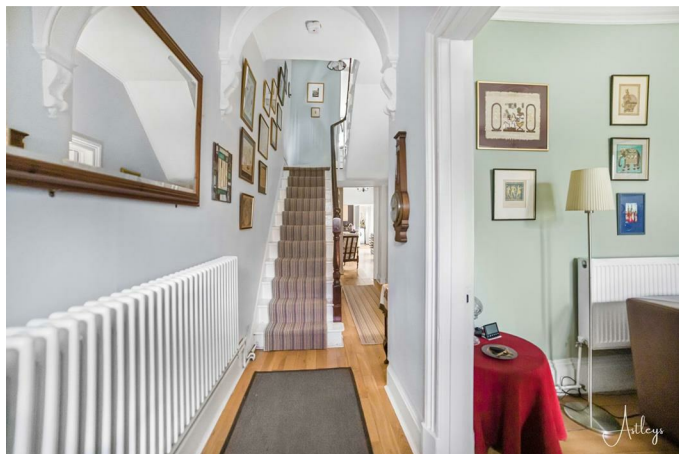
Nestled in the heart of the picturesque seaside village of Mumbles, this stunning three-bedroom semi-detached Victorian home offers an enviable blend of period charm and contemporary comfort. Boasting breathtaking views of Oystermouth Castle and sweeping sea vistas across Swansea Bay and Mumbles Pier, this property presents a rare opportunity to acquire a home in one of the most sought-after coastal locations.

With an impressive floor area of 2,133 square feet and set on a generous 0.07-acre plot, the accommodation is both spacious and versatile. Stepping inside, you are welcomed by a grand hallway leading to a beautifully appointed sitting room and an elegant dining room, each exuding character and warmth. The stylish kitchen/breakfast room is perfectly designed for modern family living, complemented by a separate utility room and a convenient wet room on the ground floor.

### Entrance

Via a hardwood door with feature stained glass into the hallway.

### Hallway



With stairs to the first floor. Door to under stairs storage. Door to the sitting room. Door to the study. Door to the open plan kitchen breakfast room. Radiator.

### Hallway

**Sitting Room 13'1" x 13'10" (3.995 x 4.224 )**



You have a set of double glazed PVC doors to the front. Radiator. Feature fireplace housing a multi-fuel fire. Wood flooring.

### Sitting Room



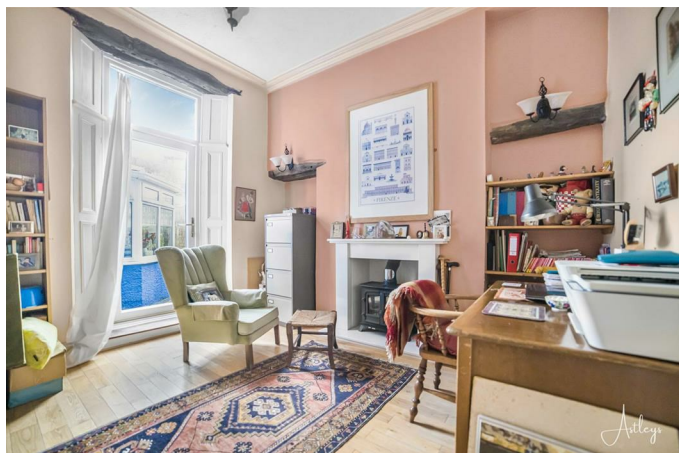
### Sitting Room



### Sitting Room



**Second Sitting Room/Study 12'8" x 11'10" (3.881 x 3.628 )**



With a double glazed PVC door leading out to the rear garden. Wood flooring. Feature fireplace housing a gas fire. Radiator.

**Kitchen/Breakfast Room 26'7" x 18'11" (8.128 x 5.790 )**

You have a set of double glazed patio doors to the rear garden. Double glazed windows to the side. Door to the utility room. Gas fire. The kitchen/breakfast room is well appointed and fitted with a range of base and wall units. Running granite work surface incorporating a five ring gas hob with extractor hood over. Integral oven and grill. Space for American style fridge freezer. Integral dishwasher.

**Kitchen/Breakfast Room**



**Kitchen/Breakfast Room**



**Kitchen/Breakfast Room**



**Kitchen/Breakfast Room**



### **Utility Room 6'5" x 7'3" (1.959 x 2.223 )**

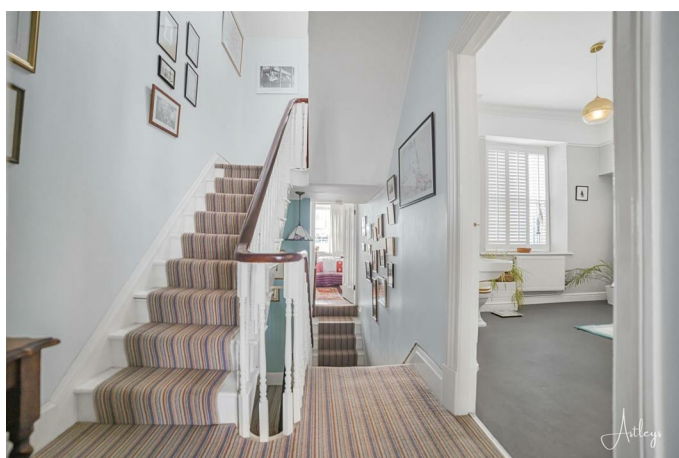
You have a door to the wet room. Double glazed window to the rear. Double glazed PVC door to the rear. Running work surface with a sink. Plumbing for washing machine. Space for tumble dryer. Tiled floor.

### **Wet Room 6'5" x 3'4" (1.966 x 1.039 )**

You have a walk-in shower. WC. Wash hand basin. Frosted double glazed window to the rear. Tiled floor. Tiled wall. Spotlights. Extractor fan.

## **First Floor**

### **Landing**



You have doors to bedrooms two and three. Door to the bathroom.

### **Bathroom 11'8" x 11'1" (3.578 x 3.400)**



Beautifully appointed suite comprising a double

glazed sash window to the rear. Radiator. Suite comprising; freestanding bathtub. Large walk-in shower with oversized shower head above. WC. Wash hand basin. Spotlights.

### **Bathroom**



### **Bedroom Two 12'10" x 18'11" (3.914 x 5.779 )**



You have a set of double glazed windows to the front offering partial sea views of Swansea Bay. Radiator.

### **Bedroom Two**



### En-Suite 7'0" x 3'9" (2.158 x 1.160 )

With a double glazed window to the side offering views of Oystermouth Castle. En suite comprising; walk-in shower cubicle. WC. Wash hand basin. Tiled floor. Tiled walls. Spotlights.

### En-Suite View

### Bedroom Three 15'0" x 12'1" (4.584 x 3.697 )



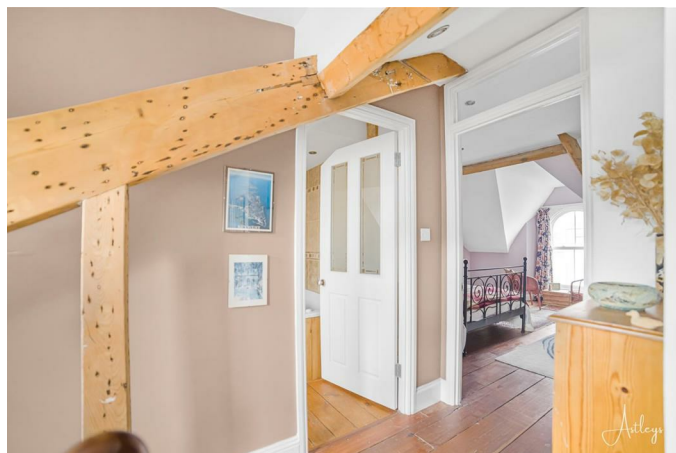
You have a double glazed sash window to the rear. Radiator. Doors to built-in storage cupboards. Sliding door to en suite.

### Bedroom Three



### Second Floor

### Landing



You have a set of double glazed windows to the rear. Door to airing cupboard. Door to the bathroom. Door to bedroom one.

### Bathroom 8'0" x 10'3" (2.462 x 3.144 )



You have a frosted double glazed window to the rear. Suite comprising; bathtub with shower over. WC. Wash hand basin. Chrome heated towel rail. Wood flooring. Tiled walls. Spotlights. Extractor fan.

### Bathroom

### Bedroom One 15'9" x 18'6" (4.819 x 5.648 )



You have a double glazed sash window to the front offering sea views of Swansea Bay and beyond, views of Mumbles Pier. Radiator. Spotlights. Doors to built-in wardrobes.

### Bedroom One



### Bedroom One



### Bedroom One View



### External

### Aerial Aspect

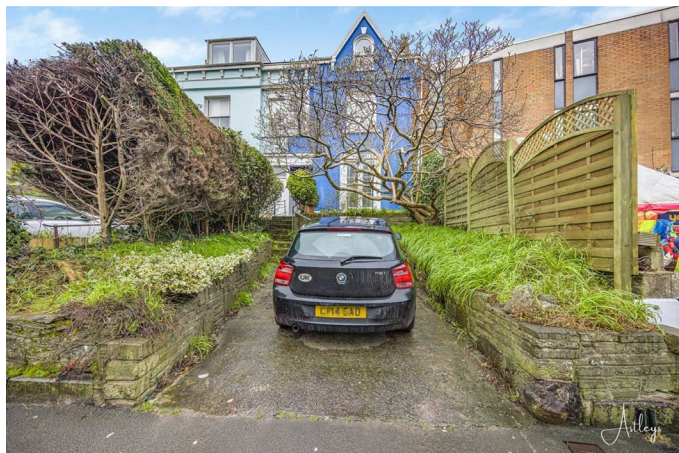


## Aerial Aspect

### Front

Private driveway parking for one vehicle. Raised patio garden.

### Parking



### Rear

You have a patio seating area with room for tables and chairs. Steps leading up to a further raised patio area with raised beds. Gate to the rear lane (pedestrian access only) Door to the storage shed.

### Services

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

### Council Tax Band

Council Tax Band - F

### Tenure

Freehold.

## Rear Garden



## Rear Garden



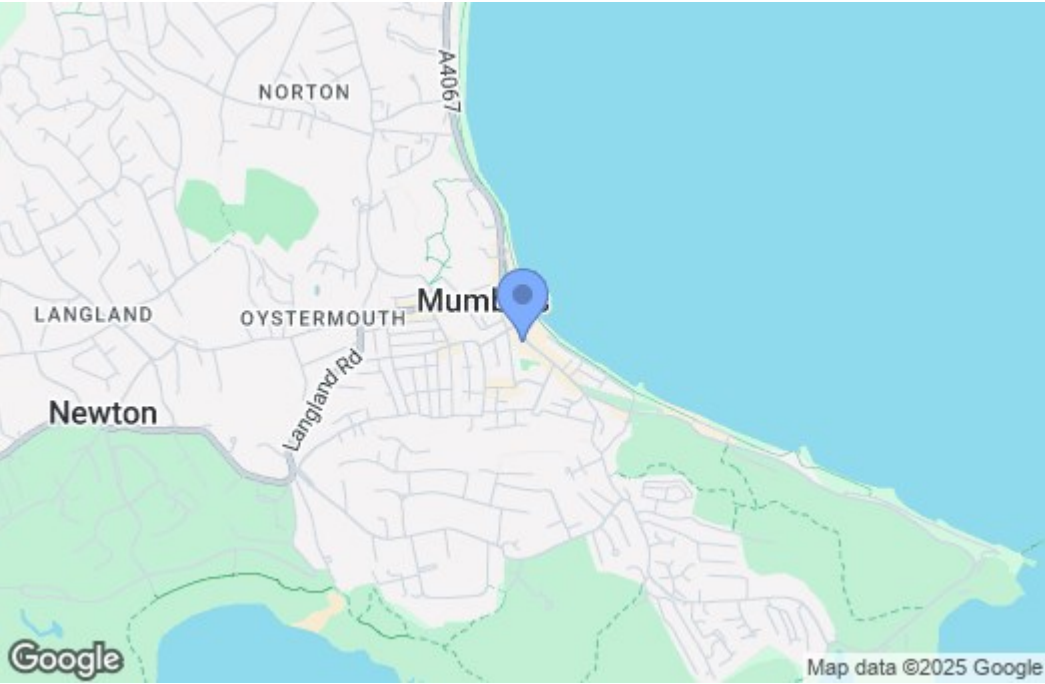
## Rear Garden



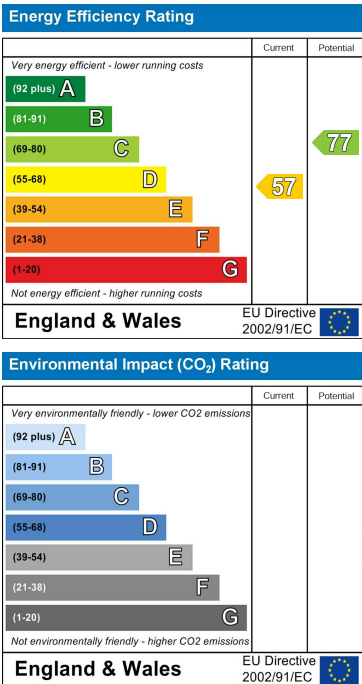
Floor Plan



Area Map



Energy Efficiency Graph



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