

6 Clifton Terrace,  
Mumbles, Swansea,  
SA3 4EJ

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# 6 Clifton Terrace, Mumbles, Swansea, SA3 4EJ

Offers Over  
**£295,000**



In a tucked away location in the vibrant village of Mumbles, this charming two bedroom (with attic room) terraced property offers the perfect blend of modern comfort and coastal character. 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 to the front.

Spanning a floor area of 986 square feet on a plot of 0.04 acres, the property boasts panoramic sea views front. 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 bathroom.

Upstairs, you'll find two light-fille bedrooms and access to the attic room. Externally to the front you have breathtaking sea views of Swansea Bay and beyond. You have a lawned area which in turn has steps leading up to a raised decked seating area with ample room for tables and chairs.

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.



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### Entrance

Via a double glazed stable door into the lounge/dining room.

### Lounge/Dining Room

21'1" x 15'4"

With stairs to the first floor. Opening to the kitchen. Door to the bathroom. Radiator. Double glazed window to the front offering breathtaking sea views of Swansea Bay and beyond. Feature wood burner set on tiled hearth. Exposed brickwork.

### Lounge/Dining Room

### Kitchen

10'4" x 6'11"

You have a well appointed kitchen with a Velux roof window to the rear. Set of double glazed windows to the rear. Double glazed PVC door to the rear. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Space for cooker. Plumbing for washing machine. Space for dishwasher. Space for American style fridge freezer. Tiled floor. Spotlights.

### Kitchen

### Bathroom

8'9" x 6'5"

You have a double glazed window to the rear. Door to storage cupboard. Well appointed bathroom suite comprising; bathtub with oversized shower head above. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights. Velux roof window to the rear.

### Bathroom

### Bathroom

### First Floor

### Landing

You have a double glazed window to the rear. Radiator. Doors to bedrooms one and two. Steps leading up to the attic room.

### Bedroom One

11'2" x 15'4"

You have a set of double glazed windows to the front again offering breathtaking sea views of Swansea Bay and beyond. Radiator.

### Bedroom One



### Bedroom Two

9'9" x 9'6"

You have a set of double glazed windows to the rear. Radiator. Door to boiler cupboard.

### Bedroom Two

#### Attic Room

14'10" x 10'10"

You have a Velux roof window to the front again boasting breathtaking sea views of Swansea Bay and beyond. Double glazed window to the side. Spotlights. Opening to eaves storage.

#### Attic Room

#### View

#### View

#### External

#### Aerial Aspect

#### Aerial Aspect

#### Aerial Aspect

#### Front

You have breathtaking sea views of Swansea Bay and beyond. You have a lawned area which in turn has steps leading up to a raised decked seating area with ample room for tables and chairs.

#### Front

#### Rear

You have a raised patio area bordered by wall.

#### Rear

#### Services

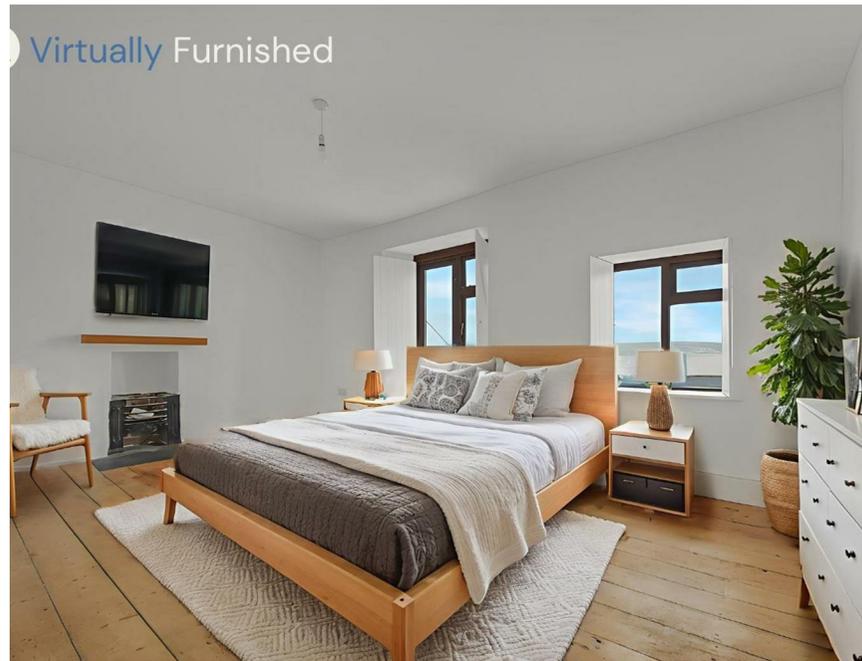
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone.

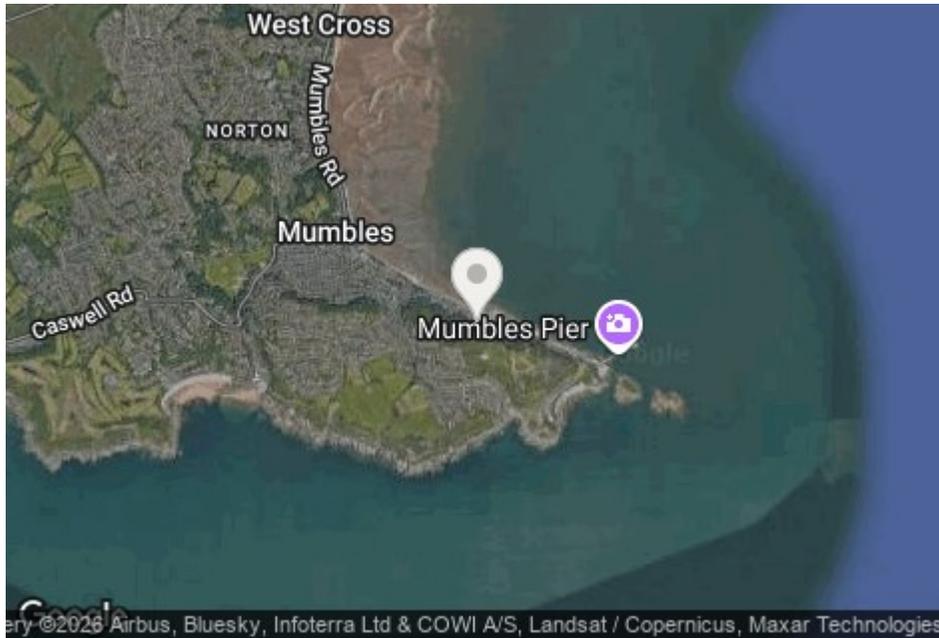
#### Council Tax Band

Council Tax Band - E

#### 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		64	80
(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. 91.6 sq. metres (986.4 sq. feet)

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Plan produced using PlanIt.