



7A Gower Place, Mumbles, Swansea, City & County Of Swansea, SA3 4AB

Offers Over £225,000

Tucked just off the seafront promenade, this charming two-bed end-terrace offers the perfect base for enjoying everything Mumbles has to offer. From the front door it's an easy, mainly flat stroll to the village centre with its Marks & Spencer, independent boutiques, coffee shops and celebrated restaurants. Parks, the pier and the sweeping coastal path are all moments away, and the beaches of Langland and Caswell are within easy reach.

Inside, the 662 sq ft layout includes a welcoming porch, bright lounge, well-proportioned kitchen and bathroom on the ground floor. Upstairs are two comfortable double bedrooms, the principal enjoying a glimpse of the sea.

With a free residential parking permit and such a prime, walk-everywhere location, this cottage is ideal for anyone looking to downsize to the village, secure a first home by the coast, or invest in a holiday let in one of Gower's most desirable communities.

Entrance

Via a composite door into the porch.

Porch

With a door through to lounge and opening to the kitchen. Tiled floor.

Lounge 14'6" x 13'11" (4.44 x 4.25)



Stone feature fireplace with working log burner. You have double glazed window to the side of the property. You have double glazed window to the front of the property. Radiator. Wooden floor.

Lounge

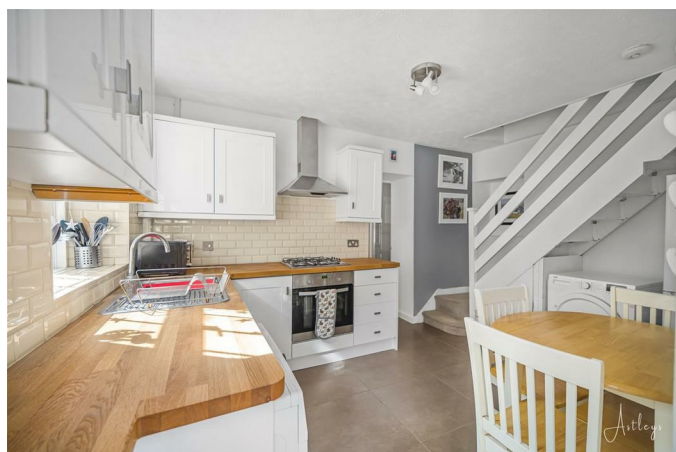


Lounge



Lounge

Kitchen 9'3" x 13'3" (2.83 x 4.05)



The kitchen comprises wall and under counter units. You have a worktop that spreads across the front of the property and also to the side comprising a space for washing machine. Space for and plumbing for dishwasher. An integrated cooker. Four ring gas hob with extraction hood over. You have a double glazed window to the front of the property. You also have space for a fridge freezer. Tiled floor. You also have an entrance way through to the bathroom and the stairs leading up to the first floor.

Kitchen



Bathroom



Bathroom 13'0" x 5'5" (3.97 x 1.66)



With a double glazed window to the front of the property. Suite comprising; bath with shower over. WC. Wash hand basin. Stainless steel towel rail. Separate shower cubicle. Tiled floor.

First Floor

Landing

With doors to bedrooms.

Bedroom One 10'5" x 9'10" (3.18 x 3.00)



With a double glazed window to the side. Double glazed window to the front. Partial sea views of Swansea Bay. Radiator.

Bedroom One

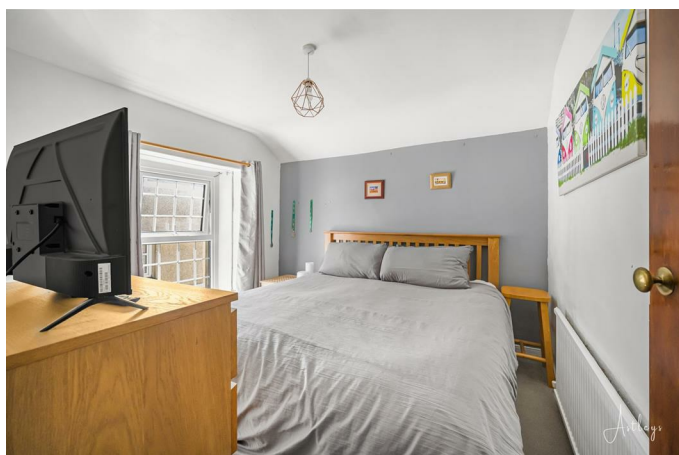


Bedroom Two



Bedroom One

Bedroom Two 13'4" x 9'11" (4.07 x 3.03)



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

Another Aspect



Aerial Aspect



Services

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

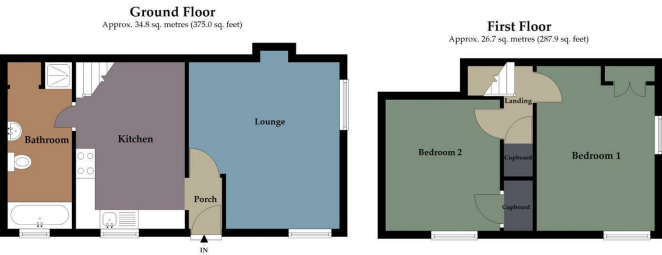
Council Tax Band

Council Tax Band - D

Tenure

Freehold.

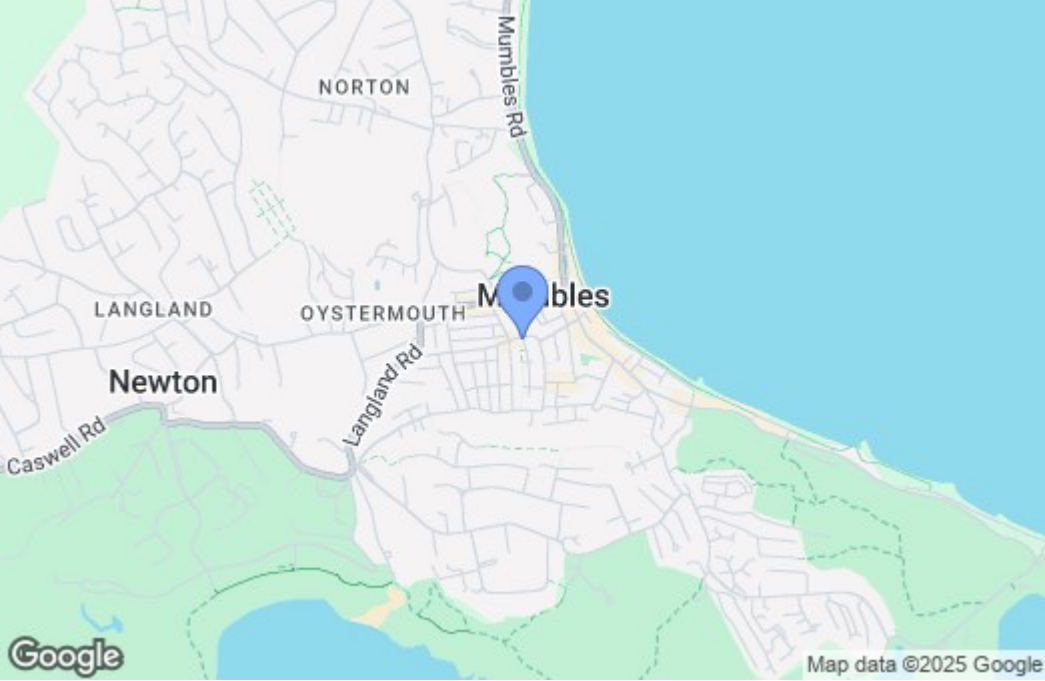
Floor Plan



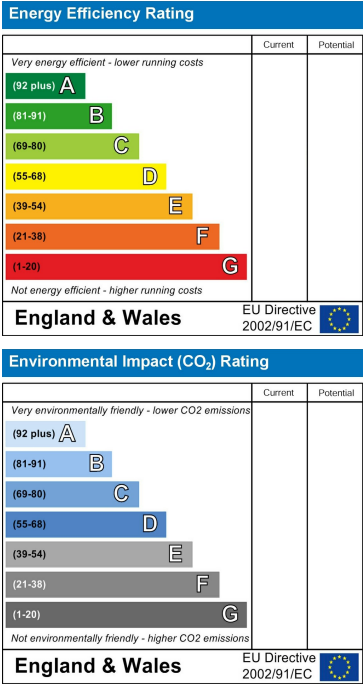
Total area: approx. 61.6 sq. metres (662.9 sq. feet)

Astleys use all reasonable endeavours to supply accurate property information in line with the consumer protection from unfair trading regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective purchasers and it should not be assumed this property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. Floor plan is not to scale and is for illustrative purposes only.
Plan produced using PlanIt.

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.