



## 5 Castle Crescent, Mumbles, Swansea, City & County Of Swansea, SA3 4AY

**Offers Over £500,000**

Located in the heart of the highly sought-after village of Mumbles, this charming three-bedroom semi-detached family home with an additional attic room offers the perfect blend of coastal living and spacious accommodation. With captivating sea views of Mumbles Bay and Mumbles Pier from the front of the property, this home is ideal for families or those looking to enjoy life by the sea.

Upon arrival, the property welcomes you with a private driveway providing parking for one vehicle, and a front garden beautifully planted with a range of colourful flowers and shrubs. A raised gravel seating area at the front creates the perfect spot to take in the uninterrupted sea views. A side path offers convenient access to the rear garden.

Inside, the ground floor features a porch and a welcoming hallway leading to a spacious lounge, a separate sitting room, and a light-filled kitchen that opens out into a generous conservatory, creating an ideal space for



### Entrance

Via a double glazed door into the porch.

### Porch

With a set of double glazed windows to the front again offering breathtaking sea views of Mumbles Bay, Mumbles Pier. Frosted glazed hardwood door with frosted glazed side panels into the hallway.

### Hallway



With stairs to the first floor. Door to understairs storage. Radiator. Door to the lounge. Door to the sitting room. Door to the kitchen.

### Lounge 12'8" x 12'5" (3.861 x 3.808 )



You have a double glazed bay window to the front again offering sea views of Mumbles Bay & Mumbles Pier. Radiator. Feature fireplace.

### Lounge



### View



### Sitting Room 12'7" x 12'3" (3.858 x 3.753 )

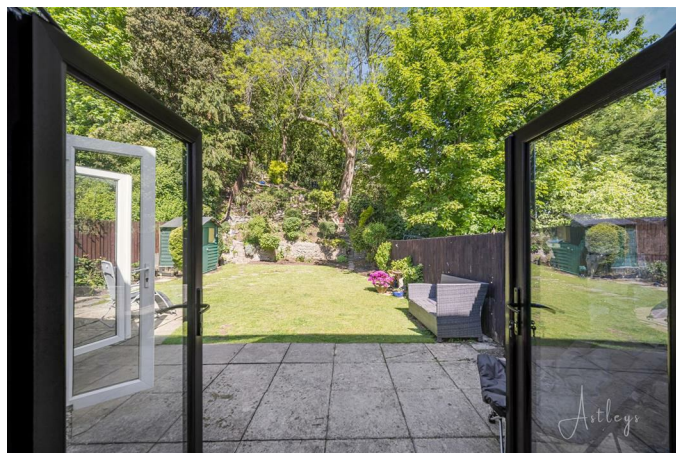


You have a set of double glazed french PVC doors to the rear garden. Radiator. Feature fireplace.

### Sitting Room



### Sitting Room



### Kitchen 13'9" x 10'8" (4.194 x 3.256 )



You have a set of double glazed windows to the side and an opening to the conservatory. Kitchen is fitted with a range of base and wall units. You have running work surface incorporating a one and a half bowl sink and drainer unit. Four ring Bosch induction hob with hot point oven and grill under. Radiator. Space for dishwasher. Space for fridge. Space for freezer.



## Kitchen



## Conservatory 11'8" x 10'4" (3.559 x 3.165 )



You have a set of double glazed windows leading out to the rear garden. Set of double glazed french doors leading out to the rear garden also.

## First Floor

## Landing



You have a feature frosted double glazed stained glass window to the side. Radiator. Doors to bedrooms. Door to the bathroom. Door to the shower room. Stairs leading up to the attic room. Radiator.

## Shower Room 4'9" x 5'3" (1.462 x 1.611 )



With a frosted double glazed window to the rear. WC. Corner shower cubicle. Tiled floor. Tiled walls.

**Bathroom 7'10" x 7'5" (2.412 x 2.273 )**



You have a frosted double glazed window to the rear, suite comprising bathtub, wash hand basin.

**Bedroom One 10'4" x 12'6" (3.161 x 3.812)**



You have a set of double glazed windows to the rear. Radiator. Doors to built-in wardrobes.

**Bedroom One**



**Bedroom One**



**Bedroom Two 12'7" x 12'6" (3.840 x 3.817 )**



You have a double glazed bay window to the front again offering breathtaking sea views of Mumbles Bay & Mumbles Pier. Radiator. Wash hand basin.

**Bedroom Two**



**Bedroom Three 7'8" x 10'9" (2.358 x 3.279)**



You have a double glazed window to the front offering sea views of Mumbles Bay & Mumbles Pier. Radiator.

**Second Floor**

**Attic Room 18'7" x 14'6" (5.686 x 4.435 )**



You have a set of Velux roof windows to the front offering breathtaking sea views of Mumbles Bay & Mumbles Pier and a Velux roof window to the rear also.



**Attic Room**



**View**



**External**

**Aerial Aspect**



**Aerial Aspect**





## Aerial Aspect



## Front

You have private driveway parking for one vehicle. You have a front garden home to a variety of flowers and shrubs and a raised gravel seating area offering breathtaking sea views of Mumbles Bay, Mumbles Pier. Side access to the rear garden.

## Rear

You have an enclosed rear garden. Home to a patio seating area with ample room for tables and chairs which in turn leads to a level lawn garden with a detached garden shed. Rear garden is bordered by wall and fencing. Home variety of flowers and shrubs. You also have steps leading up to a rockery style garden at the back with gated access to the rear.

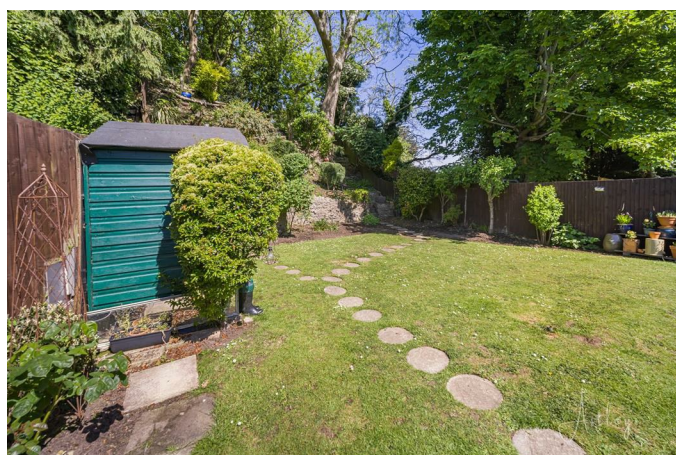
## Rear Garden



## Rear Garden

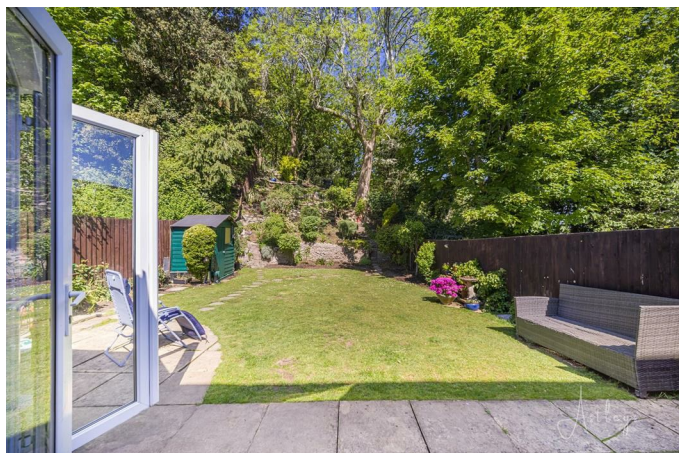


## Rear Garden





## Rear Garden



## Rear Garden



## Services

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

## Council Tax Band

Council Tax Band - F

## Tenure

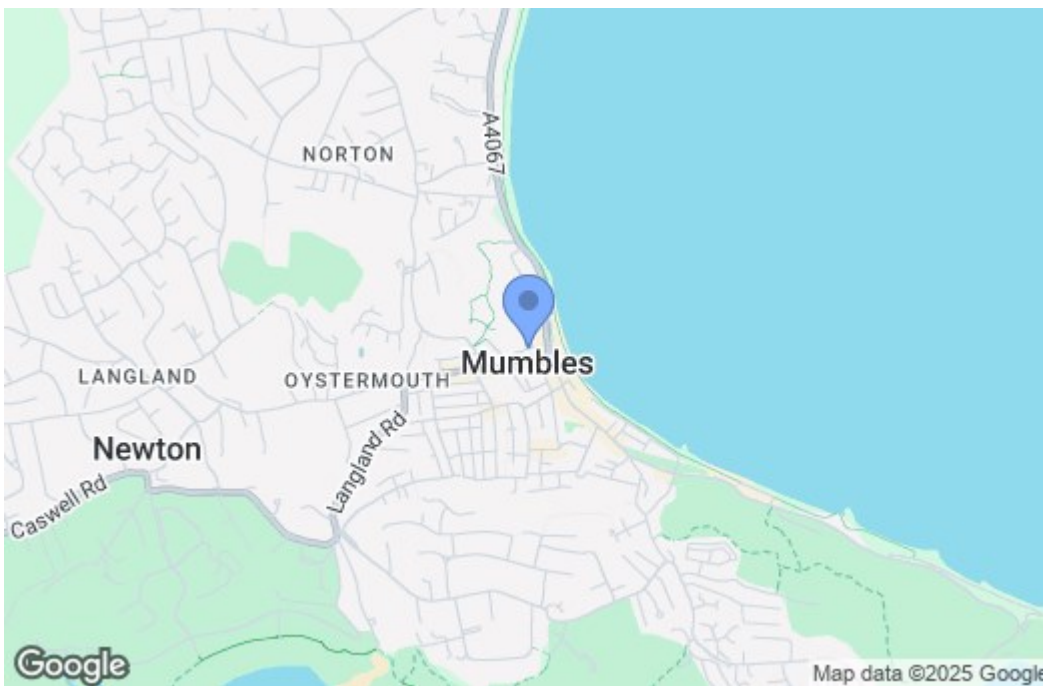
Freehold.

# Floor Plan

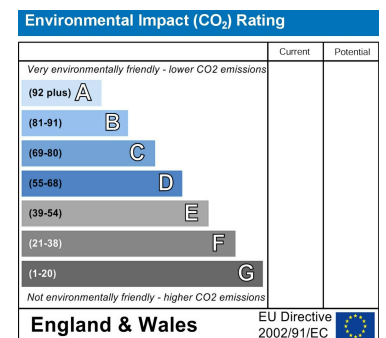
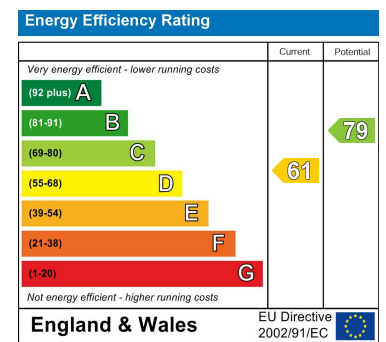


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# Area Map



# Energy Efficiency Graph



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