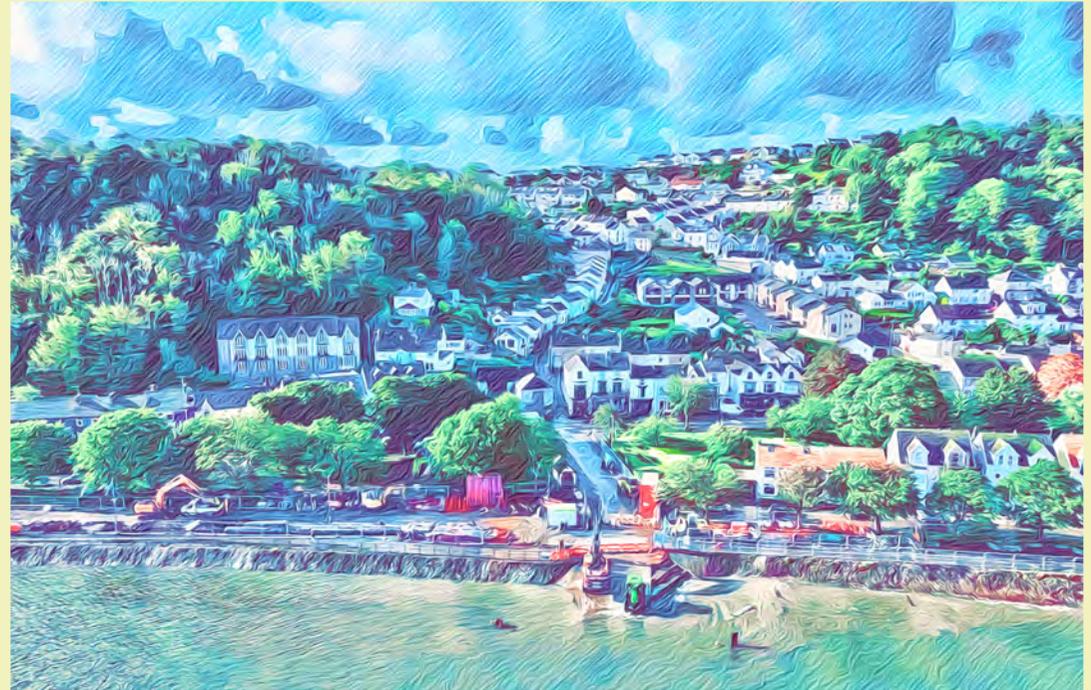


Ground Floor Apartment  
624 Mumbles Road  
Mumbles  
SA3 4EA



A superb one bedroom apartment with a private south facing courtyard outdoor space, in the vibrant heart of Mumbles Village, close to the sea front and a short walk from Oyster Wharf.

This property would be an excellent first time buy, or pied a terre from where to immerse yourself in village life, on the doorstep of the bars and restaurants and all that the Mumbles scene has to offer.

Offered in immaculate condition throughout, the accommodation is contemporary in style with a lovely modern kitchen in the open plan living space. The bedroom is a good sized double room and the shower room is luxurious and stylish.

**£149,995**  
**LEASEHOLD**







The property is accessed via its own front door off Mumbles Road, there is an entrance hall that leads to the double bedroom with oak door and window to the side elevation. There is a compact walk in wardrobe/storage area in the bedroom too.

The hallway also gives access to the living space which offers a sleek contemporary design and finish. The airy kitchen and living space have windows and a door overlooking the outside space.

There is a luxurious shower room at the rear of the property with marble effect tiling and a contemporary bathroom suite.

The outside space runs down the side of the property and to the rear where there is pedestrian access to the lane behind.

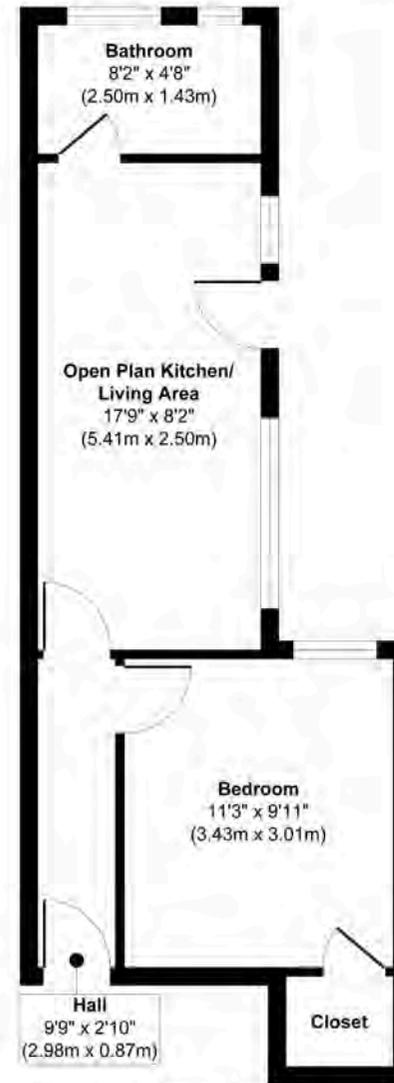


The property is LEASEHOLD (121 years remaining - £400 p.a.)

All mains services are connected to the property and the heating is fired by a gas combi boiler.

The Council Tax Band is B (£1,473)

The EPC Rating is C



Ground Floor

Approx. Gross Internal Floor Area 350 sq. ft / 32.57 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

This is a brilliant location in the bustling heart of Mumbles, nestled just off the seafront promenade, in the thick of the bars and restaurants of Southend and only a stroll along the waters edge from Oysterwharf (400m).

Marks and Spencers is around 600m.

This could not be a better location to immerse yourself in the vibrant village life of Mumbles. Verdi's and Joes Ice Cream are both within 400m of the property also.

Other wonderful things to do that are almost on the doorstep include, Mumbles Nature Reserve and The Coastal Path, this location offers every opportunity to walk out into nature. Local beaches include Limeslade and Bracelet Bay (1.5 miles) and Langland Bay (0.7 miles on foot). The beautiful Clyne Gardens are only 1.5 miles away also.

This location also offers superb access to Mumbles Road for commuting into Swansea and the M4 beyond, and of course access to all the beaches Gower has to offer!



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Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. computer generated images are for illustrative purposes only.



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