

2 Irvine Court

Mumbles, Swansea, SA3 4DL



£ 185,000



2 Irvine Court, Mumbles

1 Bedroom Apartment

A beautifully positioned Mumbles apartment with off street parking and a long lease — compact, stylish and perfectly placed for village life by the sea.

Set within a well-maintained coastal development in the heart of Mumbles, this smart one-bedroom apartment offers an easy, low-maintenance lifestyle moments from the village, seafront and local amenities.

Flat 2 is a thoughtfully arranged one-bedroom apartment offering approximately 399 sqft of well-planned internal accommodation, ideal as a main residence, coastal bolt-hole or investment opportunity.

The apartment is approached via a communal entrance hall, leading into the principal living space which is an impressive open-plan kitchen and living room, well-proportioned and naturally bright, offering ample space for both relaxing and dining. The kitchen is neatly arranged with fitted units and integrated appliances, creating a practical yet inviting heart to the home.

There is a generous private hallway that provides excellent storage and separation between living and sleeping accommodation.

The bedroom is a comfortable double, benefiting from built-in wardrobe storage and a peaceful outlook. Adjacent to the bedroom is a modern shower room, fitted with a walk-in shower, WC and wash hand basin, finished in a clean, contemporary style.

Additional storage is provided by a useful airing cupboard, enhancing the apartment's practicality. Overall, the property presents as a well-balanced and highly usable apartment, perfectly suited to modern coastal living.



01

Well-presented one-bedroom apartment in central Mumbles

02

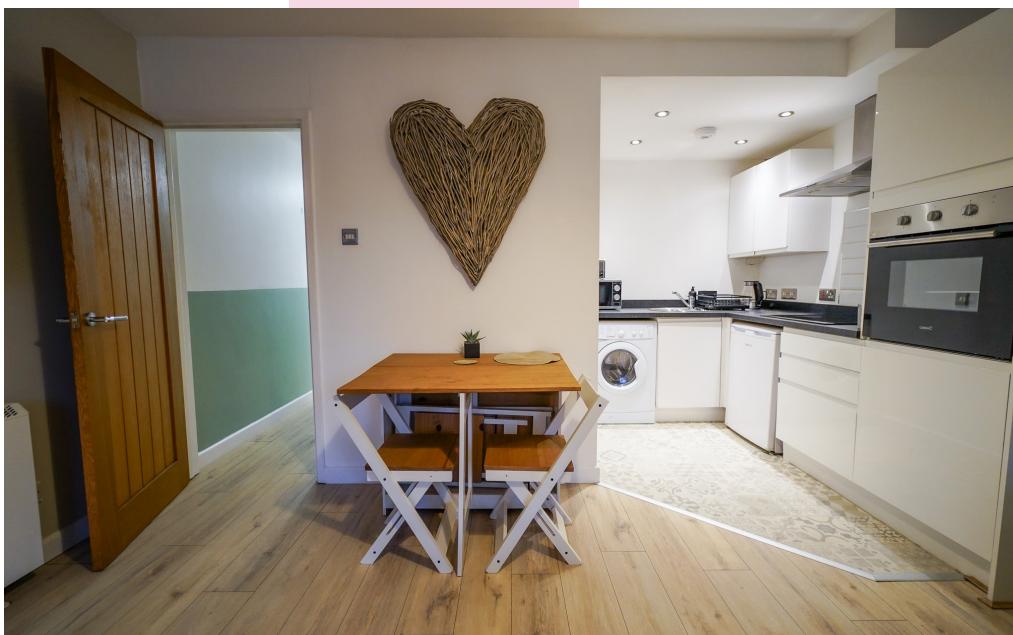
Generous open-plan kitchen and living space

03

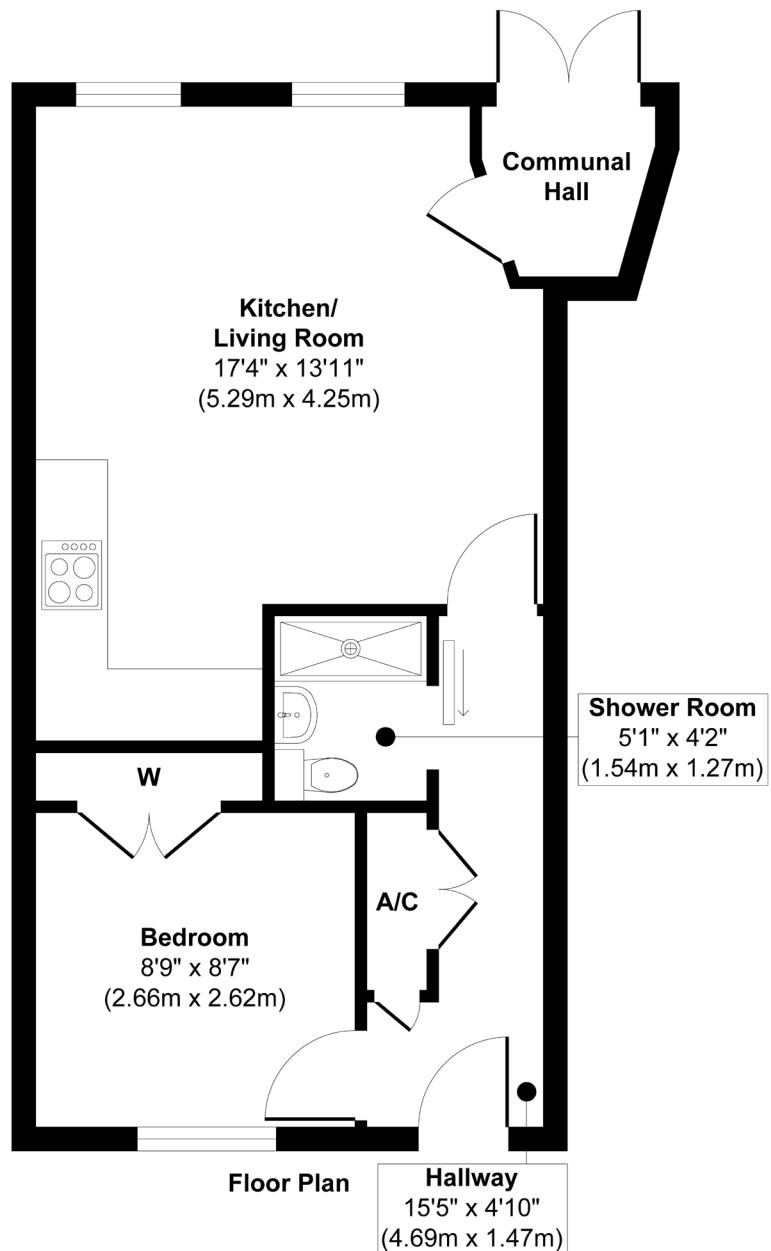
Off street parking and 999 year lease from 2023

04

Ideal as a main home, coastal retreat or investment property







Tenure: Leasehold – 999 years remaining from 30.08.2023.
Service charge is £50 per month (£600 per annum).

Services: Mains electricity, water and sewerage; electric heating

Council Tax: Band B (annual charge £1614.66)

EPC Rating: D



WELCOME TO **Mumbles**

Irvine Court enjoys a particularly convenient position within Mumbles, one of Swansea's most desirable coastal villages. The bustling village centre is just 0.3 miles away, offering a superb range of independent shops, cafés, bars and restaurants, including well-known local favourites along Newton Road and the seafront.



The promenade and shoreline are within 0.4 miles, providing easy access to coastal walks, swimming and paddleboarding, while the award-winning beaches of Langland and Caswell Bays are both reachable within 2-3 miles. For nature lovers, the wider Gower Area of Outstanding Natural Beauty lies just beyond, offering dramatic coastline, countryside walks and renowned surf beaches.

Everyday amenities are close at hand, with a Co-op supermarket approximately 0.2 miles away. Swansea city centre is around 5 miles distant, while Swansea University and Singleton Hospital are both within 3.5 miles. The M4 motorway (Junction 47) is accessible at approximately 11 miles, providing convenient commuter links east and west.

Mumbles also benefits from strong school catchments, including Oystermouth Primary and Bishop Gore Comprehensive, both well regarded locally.





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contact.

Phone:

01792 986099

Address:

28-30 Dunns Lane, Mumbles, SA3 4AA

Web:

www.thegreenroomhomes.com

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