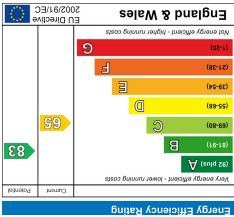
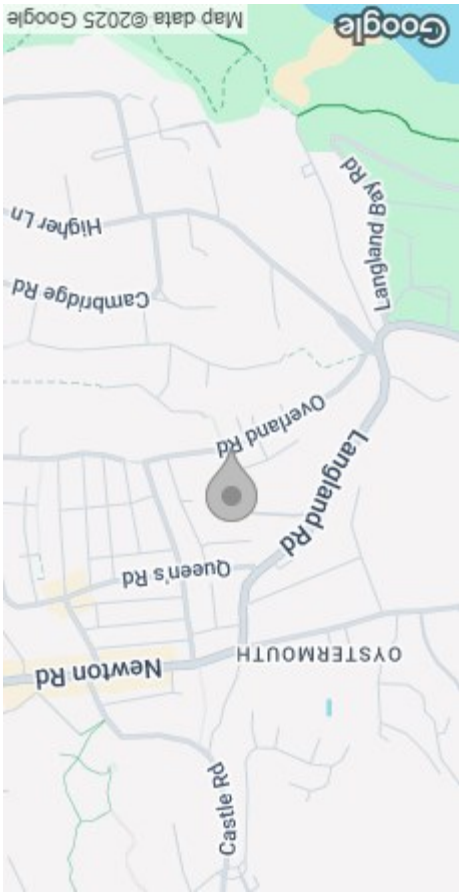


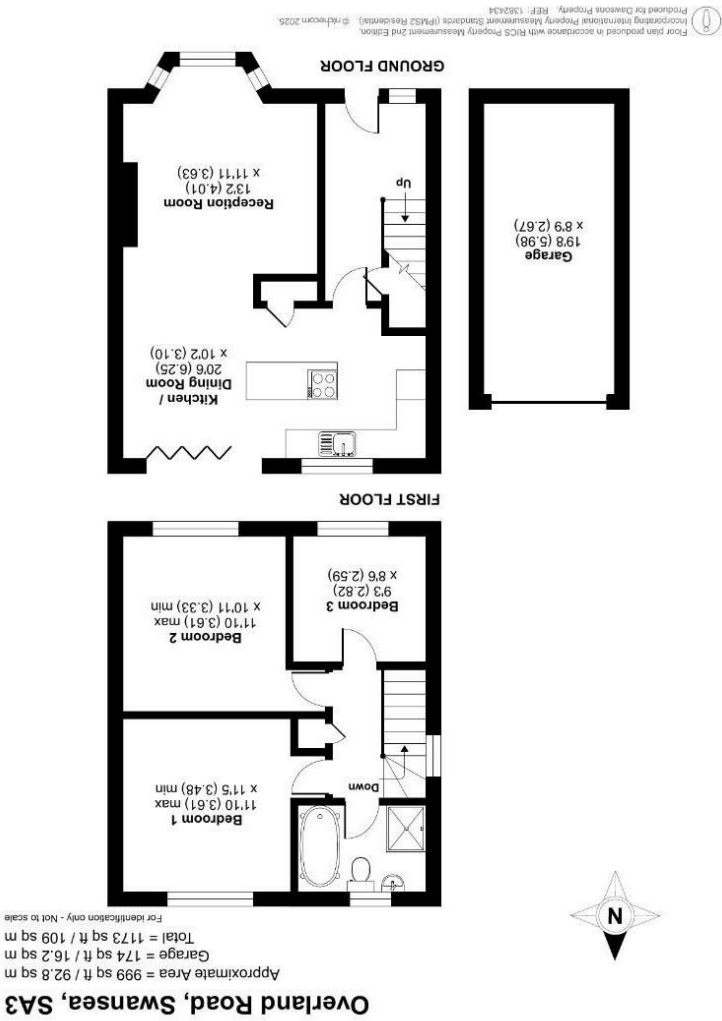
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EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

Just a short stroll from the stunning Swansea Bay coastline and the vibrant heart of Mumbles — home to charming boutiques, cosy cafés and award-winning restaurants — this stylish home offers contemporary living in one of the area’s most sought-after locations.

The ground floor features a bright and spacious open-plan layout, combining a modern fitted kitchen with a welcoming living and dining area, ideal for family life and entertaining. Upstairs, there are three well-proportioned bedrooms and a sleek family bathroom finished to a high standard.

Externally, the property benefits from driveway parking, garage, and a private rear garden offering a peaceful outdoor space to relax or dine alfresco.

With excellent access to local amenities, stunning coastal walks and highly regarded schools, this is a fantastic opportunity to secure a beautiful home in an unbeatable location.

FULL DESCRIPTION

Entrance Hall

Reception Room
13'2 x 11'11 (4.01m x 3.63m)

Kitchen / Dining Room
20'6 x 10'2 (6.25m x 3.10m)

Stairs To First Floor

Landing

Bedroom 1
11'10 max x 11'5 min (3.61m max x 3.48m min)

Bedroom 2
11'10 max x 10'11 min (3.61m max x 3.33m min)

Bedroom 3
9'3 x 8'6 (2.82m x 2.59m)



Bathroom

Parking
Parking is available at this property via the driveway and single garage.

Garage
19'8 x 8'9 (5.99m x 2.67m)

Tenure
Freehold

Council Tax Band
F

EPC - D

Services
Mains, gas, electric, water & drainage. There is a water meter at the property. Broadband - The current supplier is Vodafone. the Broadband type is Fibre. Mobile - There are no known issues with mobile coverage using the vendors current supplier, Vodafone. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

