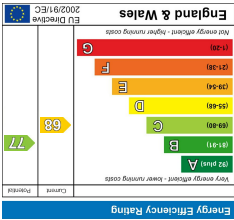




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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

EPC



AREA MAP

Coming Soon

FLOOR PLAN



684a Mumbles Road
Mumbles, Swansea, SA3 4EE
Asking Price £235,000



GENERAL INFORMATION

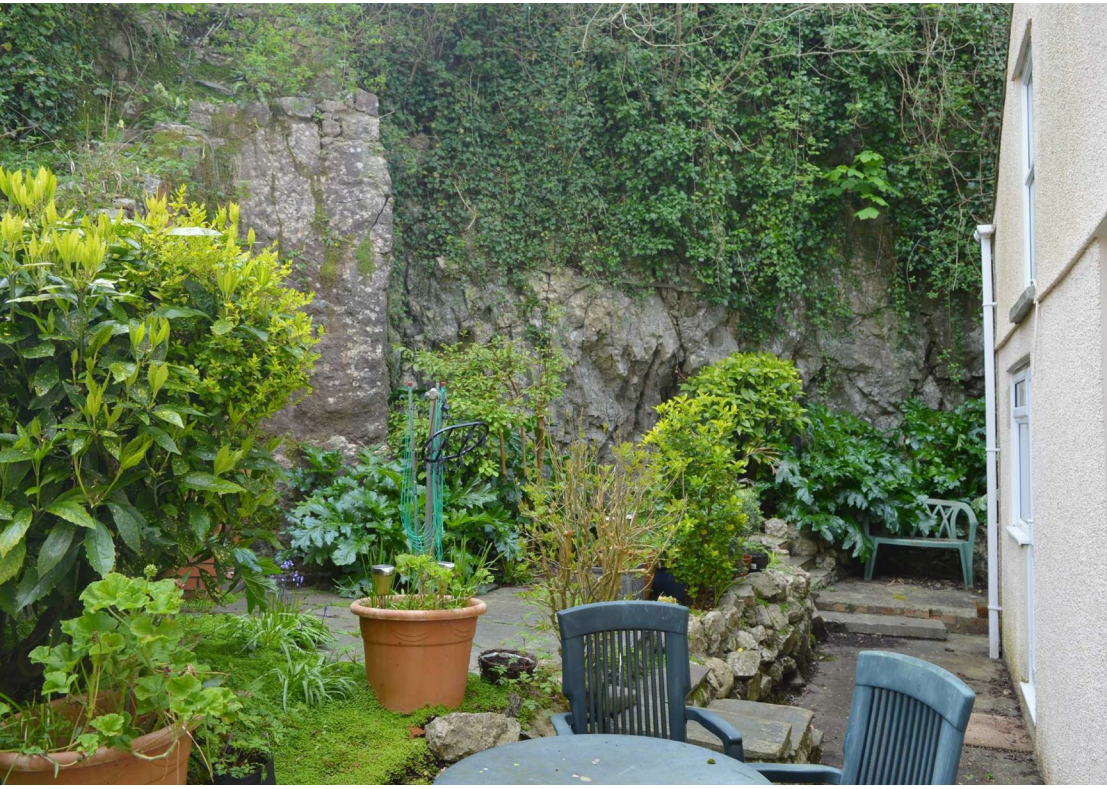
Opportunity to purchase a spacious two bedroom ground floor apartment with spectacular sea views situated in the heart of Mumbles. Literally across the road from the Promenade and within walking distance to all local amenities including, shops, restaurants & coffee shops. The property briefly comprises, sitting room, two bedrooms, dining area, kitchen. Externally private rear courtyard garden area surrounded by mature plants and shrubs. Residents permit parking to the front. Internal viewing recommended. Investment opportunity tenants in place. No chain. EPC D

FULL DESCRIPTION

Entrance
Enter via communal door into:

Hallway
Two radiators. Storage cupboard.

Sitting Room
14'0" x 13'0" (4.27 x 3.96)
Double glazed bay window to front providing plenty of natural light and offering spectacular sea views. Radiator. Wooden flooring. Feature fireplace with wooden surround offering an attractive focal point. Plain plastered ceiling with coving.



Kitchen
9'0" x 11'0" (2.74 x 3.35)
Double glazed window to side. Fitted with a range of wall and base units with complementary work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Integrated appliances include electric oven with four ring electric hob over and extractor hood above. Spaces for washing machine and fridge/freezer. Tiled splash back. Tiled flooring. Radiator. uPVC door to side leading out onto the garden.

Dining Area
11'0" x 10'0" (3.35 x 3.05)
Space for dining table. Patio doors leading out to rear connecting the garden and home beautifully. Wooden flooring. Radiator. Plain plastered ceiling with coving.

Bedroom One
12'0" x 11'0" (3.66 x 3.35)
Patio doors giving access to decking and garden. Plain plastered ceiling with coving. Built in storage cupboard. Radiator. This room also lends itself to use as a lounge.

Bedroom Two
10'0" x 9'0" (3.05 x 2.74)
Frosted glass window. Radiator. Plain plastered ceiling with coving. Wooden flooring.

Cellar
Versatile space providing an abundance of convenient storage, with the potential to be utilised in a number of ways.

External
Private rear courtyard surrounded by mature plants and shrubs.

Tenure
TBC.