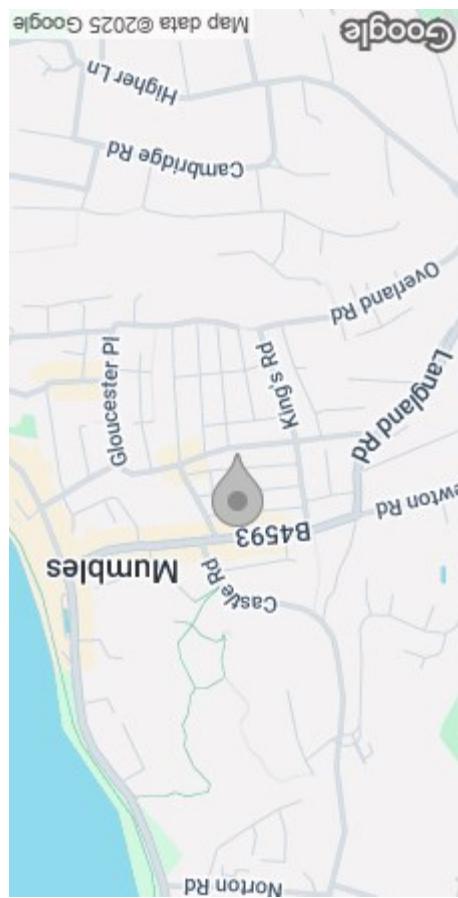


These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy efficiency rating  
84

### EPC



### AREA MAP



### FLOOR PLAN



## GENERAL INFORMATION

Nestled in the vibrant heart of Mumbles, this beautifully presented three-bedroom semi-detached home offers the perfect blend of modern comfort and coastal charm. Just a stone's throw from an array of boutique shops, lively bars, renowned restaurants, and the stunning seafront promenade, this property also enjoys close proximity to local beaches and scenic cliff-top walks.

Stepping inside, the welcoming entrance hall leads to a spacious lounge, where a bay window floods the space with natural light. The open-plan family area flows seamlessly into the contemporary kitchen/breakfast area, designed with both style and functionality in mind. A central island with built-in storage, granite worktops, an induction hob, and a kettle tap add to the home's luxurious feel. The kitchen is complete with a full range of integrated appliances, including a fridge, freezer, and dishwasher, while Velux windows and a sliding door provide access to the rear garden, enhancing the light and airy atmosphere.

A utility area offers space and plumbing for additional appliances, with a convenient door leading to a modern shower room.

Upstairs, the first floor hosts three well-proportioned bedrooms and a stylish family bathroom, perfect for comfortable living.

Externally, the property boasts a low-maintenance enclosed rear garden, designed for relaxation and entertaining. Featuring multiple seating areas, it provides the ideal setting to unwind in privacy, with the added benefit of rear access. A frontage area and side access complete the exterior.

This exceptional home is an opportunity not to be missed—offering coastal living at its finest, with all the conveniences of Mumbles just moments away.

EPC - E



## FULL DESCRIPTION

### Entrance Hall

14'8 x 3'02 (4.47m x 0.97m)



### Lounge

13'11 x 11'01 (4.24m x 3.38m)



### Family Area

11'4 x 10'09 (3.45m x 3.28m)



### Kitchen

13'02 x 12'09 (4.01m x 3.89m)

### Utility Area

11'03 x 8'07 (3.43m x 2.62m)

### Shower Room

### Stairs To First Floor

### Landing



**Bedroom 1**  
14' x 11'03 (4.27m x 3.43m)

**Bedroom 2**  
11'10 x 8'10 (3.61m x 2.69m)

**Bedroom 3**  
10'05 x 8'01 (3.18m x 2.46m)

### Bathroom

**Tenure**  
Freehold

**Council Tax Band**  
F

**Services**  
Mains gas, electric, drainage & water.  
There is a water meter.,  
The current owners broadband is with BT.  
Please refer to Ofcom checker for further information.  
The current sellers have advised there are no known issues with mobile coverage.  
Please refer to Ofcom checker for further information.

