













Relocation Ombudsman

EbC

Plunch Ln

or warranty in respect of the property. 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 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



Mumbles Hill Local Admin Mature Reserve

Map data @2025 Google

 $\top 01792\ 367301 \ \ \text{mu@dawsonsproperty.co.uk} \\$ VA Newton Road, Swansea, SA3 4BN

W dawsonsproperty.co.uk

GENERAL INFORMATION

Located in the heart of the vibrant seaside village of Mumbles, this spacious three-storey mid-terrace home enjoys uninterrupted sea views across Swansea Bay and Mumbles promenade. Just a stone's throw from the seafront and within easy reach of the village's shops, bars, restaurants, and the iconic Mumbles Pier, the property offers a rare opportunity to embrace coastal living in a prime location.

The versatile accommodation comprises an entrance hall leading to a spacious lounge opening into a dining area with patio doors to a low-maintenance enclosed courtyard garden, a fitted kitchen/breakfast room, and a utility room with WC. On the first floor is a light-filled lounge perfectly positioned to take in the stunning sea views, along with two bedrooms and a bathroom with a separate WC. The top floor offers three further bedrooms, ideal for growing families or those needing flexible living space along with a shower room.

Externally, there are steps to the front entrance with a sit-out area enjoying coastal views, while the rear features a level, enclosed courtyard garden designed for easy upkeep. This is a fantastic opportunity to secure a well-appointed home in one of the most desirable coastal locations in South Wales.

FULL DESCRIPTION

Entrance Porch

Entrance Hall

Living Room 25'4 to bay x 12'10 max (7.72m to bay x 3.91m max)

Kitchen / Breakfast Room

25'4 x 7'9 (7.72m x 2.36m)

8' x 6'2 (2.44m x 1.88m)

Stairs To First Floor

Landing

Living Room

17'4 x 12'6 to bay (5.28m x 3.81m to bay)



















Hallway

WC

Bathroom

Bedroom 3

15'3 x 7'11 (4.65m x 2.41m)

Stairs To Second Floor

Landing

Bedroom 2

12'5 x 9'10 (3.78m x 3.00m)

Bedroom 4

12'7 x 8'8 (3.84m x 2.64m)

9'7 x 7' (2.92m x 2.13m)

Shower Room

Residential parking available. Buyers are advised to contact the local authority regarding parking permit availability and

Tenure

Freehold

Council Tax Band

EPC - E

Services

Mains gas, electric, water & drainage. You are advised to refer to refer to the Ofcom checker information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm.







