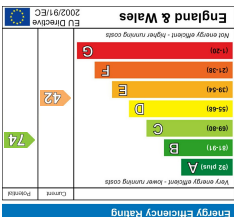
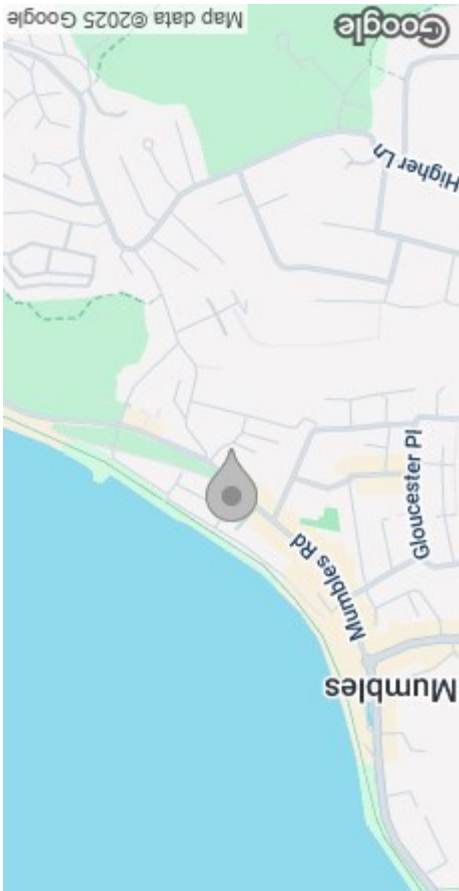


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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



Myrtle Terrace, Mumbles, Swansea, SA3

FLOOR PLAN



3 Myrtle Terrace
Mumbles, Swansea, SA3 4DT
Asking Price £400,000



GENERAL INFORMATION

Nestled in the heart of the charming Mumbles Village, this delightful end-terrace home offers an ideal blend of modern comfort and coastal living. Enjoy the vibrant lifestyle with a variety of shops, bars, and restaurants right on your doorstep, as well as the scenic seafront promenade and easy access to local beaches and cliff walks. Step inside through the entrance porch, and you'll find an inviting open-plan lounge and dining area, perfect for relaxing or entertaining. The fitted kitchen/breakfast area, complete with sleek bifold doors, seamlessly extends the living space to the low-maintenance rear garden, featuring a decked seating area—ideal for al fresco dining. The ground floor also includes a convenient utility room and a WC. Upstairs, the first floor boasts two well-proportioned bedrooms. The second bedroom benefits from an adjoining versatile room, perfect as a dressing room or home office, along with a family bathroom. Externally, the property offers a low-maintenance rear garden with a decked seating area, and a further side area with easy access to an off-road parking space for one vehicle. With its prime location and thoughtfully designed accommodation, this property is a must-see. Viewing is highly recommended to fully appreciate all it has to offer.

FULL DESCRIPTION

Entrance Porch

Reception Room
21'9 max x 15'11 into bay (6.63m max x 4.85m into bay)

Kitchen / Dining Room
18'9 x 12'7 (5.72m x 3.84m)

Utility

WC

Stairs To First Floor

Landing

Bedroom 1
13'11 x 12'7 (4.24m x 3.84m)

Bathroom



Bedroom 2
12'8 max x 7'10 max (3.86m max x 2.39m max)

Office
13'5 x 8'1 (4.09m x 2.46m)

Parking
Parking is available at this property via the driveway. EV charging station located in driveway - please note there is no installation certificate.

Tenure
Freehold

Council Tax Band
D

EPC - E

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

