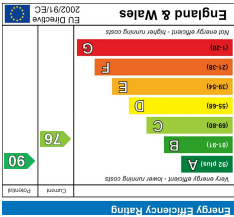
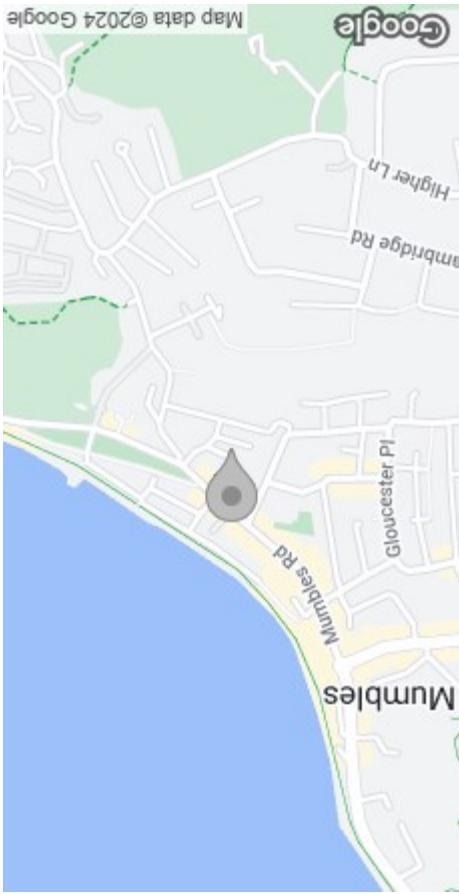


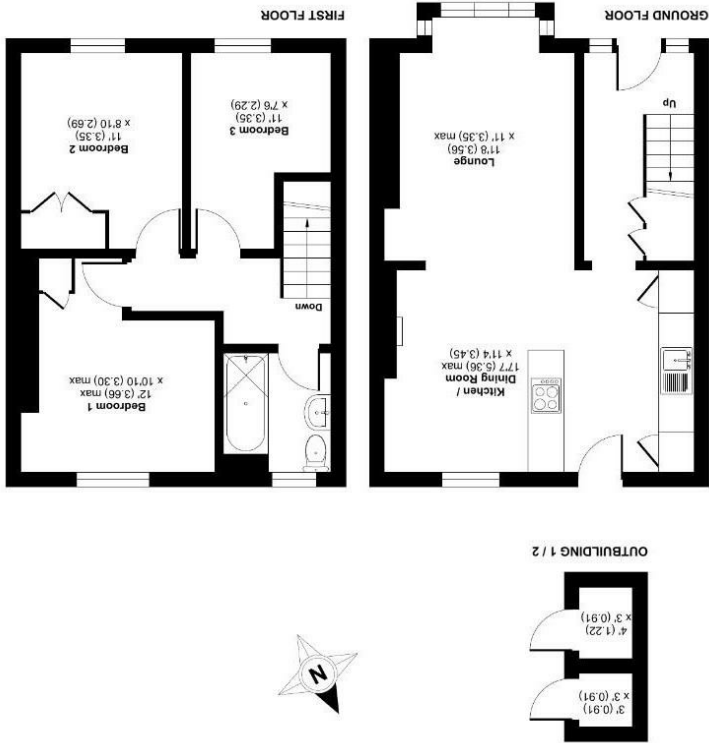
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



Park Avenue, Mumbles, Swansea, SA3

FLOOR PLAN



GENERAL INFORMATION

We are pleased to present this recently renovated to an exceptional high standard, three-bedroom semi-detached house in the sought-after area of Park Avenue, Mumbles. Nestled in a quiet cul-de-sac, this home is just a short walk from the renowned Mumbles promenade, which is lined with cafes, bars, and local amenities. The property offers numerous modern amenities and features designed for comfort and efficiency. Internal Wall Insulation provides a high Energy Performance, ensuring energy efficiency and cost savings, enhanced soundproofing on the party wall for increased privacy and peace. Equipped with a modern, state-of-the-art heating system operated by a Hive thermostat for convenient and efficient temperature control. Stylish and practical understairs storage cupboards designed and fitted by Hammonds. Network and TV connections available in each bedroom, catering to all your media and internet needs.

The property features newly fitted windows, kitchen and bathroom with luxurious underfloor heating installed for added comfort. The open-plan kitchen and dining room flow seamlessly into the lounge with bay window, creating a spacious and inviting living area perfect for family gatherings, while the sophisticated media wall featuring an integrated 62-inch TV, creating an impressive entertainment setup. There is easy loft access with pull down ladder to a beautifully usable loft space, perfect for storage. Externally is a low maintenance paved garden and sea views from the first floor. This property combines high-quality renovations with modern conveniences, making it an ideal choice for contemporary living. We highly recommend an early viewing not to miss out on this exquisite, modern family home. Freehold, EPC C

FULL DESCRIPTION

Entrance Hall

Kitchen/Dining Room
17'7 max x 11'4 (5.36m max x 3.45m)

Lounge
11'8 x 11'max (3.56m x 3.35mmax)

Stairs To First Floor

Landing

Bedroom 1
12' max x 10'10 max (3.66m max x 3.30m max)

Bedroom 2
11' x 8'10 (3.35m x 2.69m)

Bedroom 3
11' x 7'6 (3.35m x 2.29m)



Bathroom

Tenure
Freehold

Council Tax Band
E

Services
Mains drainage, electricity, gas and water (water meter)
There is currently no broadband at the property. Please refer to Ofcom checker for further coverage information.
The current owner is not aware of any restrictions for mobile phone coverage. Please refer to Ofcom checker for further coverage information.

