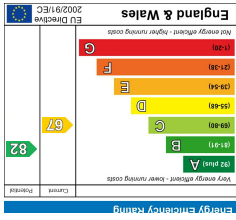


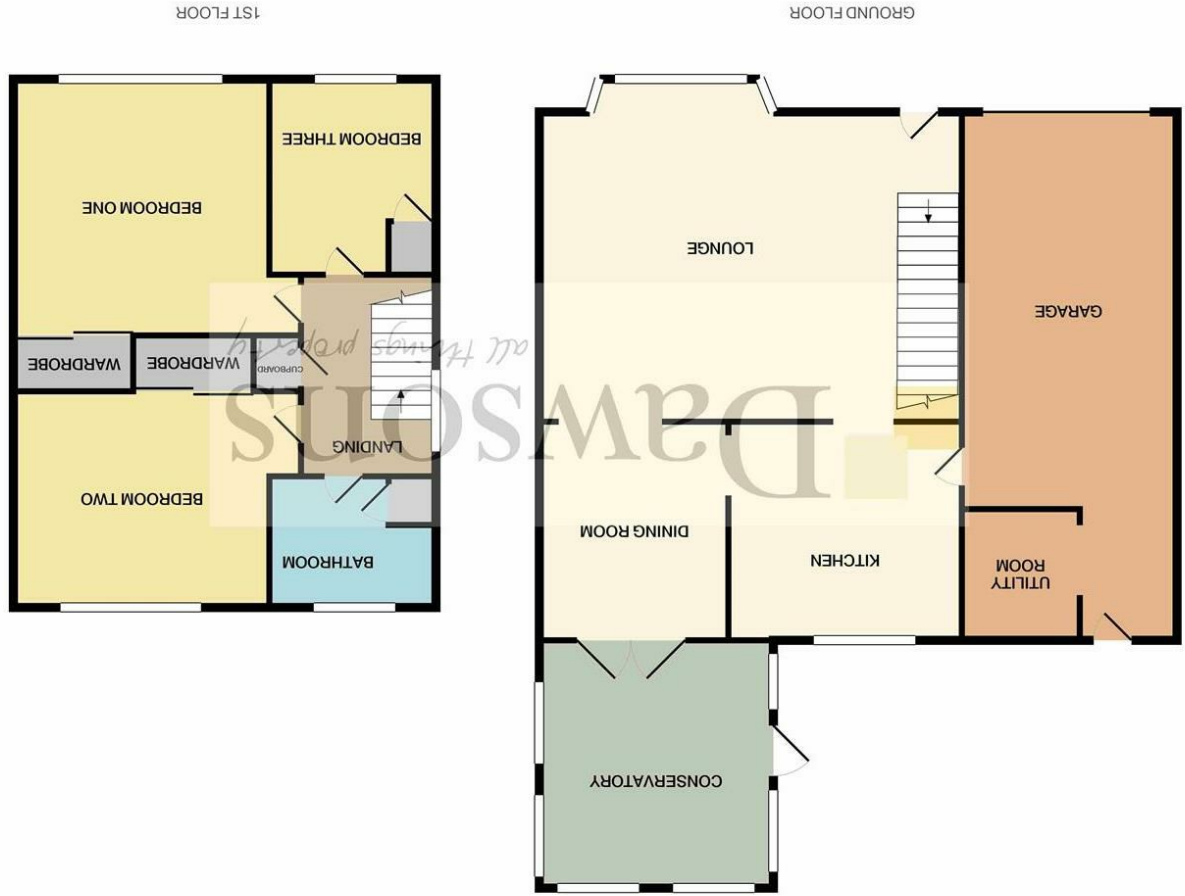
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EPC



AREA MAP



FLOOR PLAN



6a Hadland Terrace
 Mumbles, SA3 5TT
 Asking Price £450,000



GENERAL INFORMATION

A well presented detached home in this highly popular area, ideally situated to take advantage of all local amenities, including a level walk into the bustling seaside village of Mumbles. The property briefly comprises; lounge, dining room, conservatory and kitchen. To the first floor are three bedrooms and a bathroom. Externally to the front is driveway parking for several cars leading to garage along with a lawned area and decked seating area. To the rear is an enclosed and level patio garden. Viewing is highly recommended to appreciate the convenient location and standard of the property on offer. EPC - D.

FULL DESCRIPTION

Entrance

Enter via front door into:

Lounge

22'10" x 16'09" (6.96m x 5.11m)

Double glazed bay window to front providing an abundance of natural light, creating a bright and airy feel. A feature fireplace housing a wood burner style electric fire set within a decorative surround offers an attractive focal point. Two radiators. Stairs to first floor. Ornate coving to ceiling. Open plan into dining room. Door to:

Kitchen

12'03" x 11'11" (3.73m x 3.63m)

Double glazed window to rear. Fitted with a range of wall and base units with complementary work surfaces over incorporating sink and drainer unit with mixer tap. Inset four ring gas hob with extractor hood over. Integrated appliances include dishwasher and eye level electric oven and grill. Radiator. Door to:



Dining Room

11'11" x 10'01" (3.63m x 3.07m)

Space to accommodate large dining table. Radiator. Ornate coving to ceiling. Double glazed French doors to:

Conservatory

13'04" x 12'06" (4.06m x 3.81m)

Fully double glazed to all sides making this a bright and cheery room. Double glazed door to rear connecting the garden and home beautifully.

First Floor

Landing

10'09" x 6'07" (3.28m x 2.01m)

Double glazed frosted window to side. Built in storage cupboard with shelving. Access to loft space. Rooms off.

Bedroom One

15'07" x 13'10" (4.75m x 4.22m)

Double glazed window to front enjoying views over Swansea Bay and Mumbles Pier. Built in wardrobes housing hanging space and shelving. Radiator.

Bedroom Two

13'05" x 11'11" (4.09m x 3.63m)

Double glazed window to rear. Built in wardrobes housing hanging space and shelving.

Bathroom

9'00" x 7'00" (2.74m x 2.13m)

Double glazed frosted window to rear. Three piece suite comprising low level W.C., pedestal wash hand basin and panel bath with shower over. Built in airing cupboard housing hot water tank. Radiator. Fully tiled walls and flooring.

Bedroom Three

10'09" x 9'02" (3.28m x 2.79m)

Double glazed window to front enjoying views over Swansea Bay and Mumbles Pier. Built in cupboard with hanging space and shelving. Radiator.

External

To the front of the property a large block paved driveway providing off road parking for several cars leads to a single garage. The remainder of the spacious garden is laid to lawn with a decked seating area, which enjoys the sun all day long. The garage benefits from a utility room at the rear housing the boiler with space and plumbing for washing machine and tumble dryer. A door leads into the rear garden, which is a fully paved patio terrace making this a wonderfully low maintenance space. Fully enclosed to all sides and housing an array of mature plants, shrubs and flowers, creating a private and tranquil spot to relax.

Tenure

Freehold.

