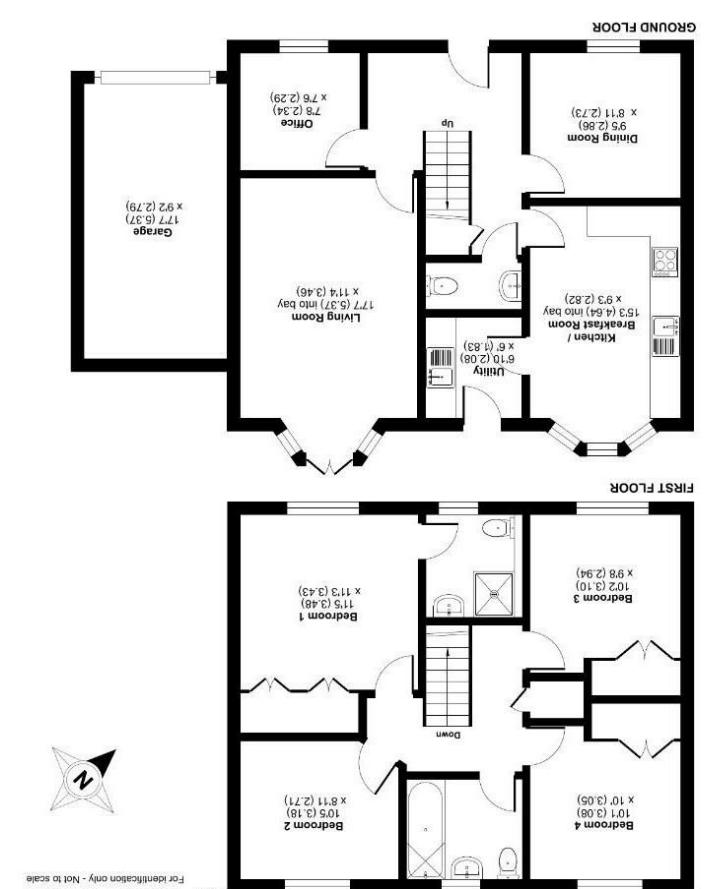


AREA MAP

FLOOR PLAN



William Gammon Drive, Mumblies, Swansea, SA3



GENERAL INFORMATION

Located in the desirable Limeslade area, just a short distance from the vibrant Mumbles village with its boutique shops, renowned restaurants, bars, seafront promenade, and stunning beaches, this detached family home combines coastal charm with modern convenience. The ground floor features a welcoming entrance hall, a dining room, a fitted kitchen with a breakfast area, a utility room, a convenient WC, a spacious lounge, and a study. Upstairs, there are four well-proportioned bedrooms, with most benefitting from fitted wardrobes, and a contemporary family bathroom. The master bedroom is completed with an ensuite shower room. Externally, the rear garden is fully enclosed, with a lawn and a patio seating area ideal for outdoor relaxation and entertaining. The front offers driveway parking leading to a garage with an up and over door. This is a wonderful opportunity to enjoy family living in a prime coastal location close to scenic cliff walks and local amenities. Early viewing is highly recommended.



FULL DESCRIPTION

Entrance Hall

Office

7'8 x 7'6 (2.34m x 2.29m)



Living Room

17'7 into bay x 11'4 (5.36m into bay x 3.45m)

WC

Dining Room

9'5 x 8'11 (2.87m x 2.72m)

Kitchen/Breakfast Room

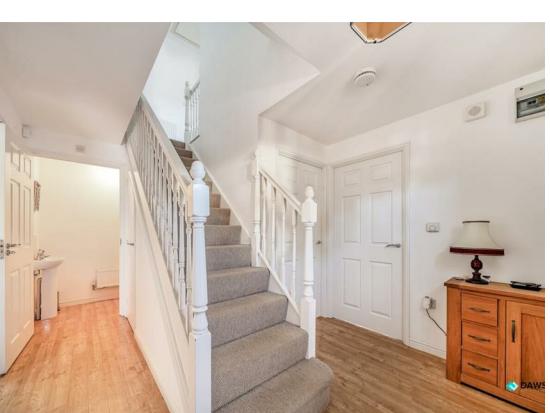
15'3 into bay x 9'3 (4.65m into bay x 2.82m)



Utility Room

6'10 x 6' (2.08m x 1.83m)

First Floor



Landing

Bedroom 1

11'5 x 11'3 (3.48m x 3.43m)

Ensuite

Bedroom 2

10'5 x 8'11 (3.18m x 2.72m)

Bedroom 3

10'2 x 9'8 (3.10m x 2.95m)

Bedroom 4

10'1 x 10' (3.07m x 3.05m)

Bathroom

Parking

Parking is available at this property via the driveway and garage

Garage

17'7 x 9'2 (5.36m x 2.79m)

Tenure

Freehold

Council Tax Band

G

EPC - C

Services

Mains gas, electric, water & drainage.

There is a water meter at the property. The current sellers have fibre broadband supplied via BT. Please refer to Ofcom checker for further information.

The current sellers have advised there is intermittent mobile coverage. Their current provider is Vodafone. Please refer to Ofcom checker for further information.

