



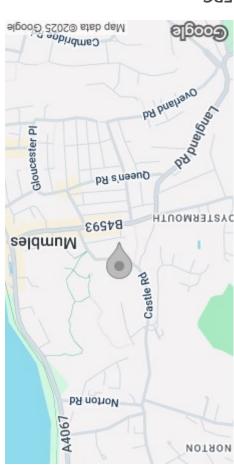






AREA MAP FLOOR PLAN

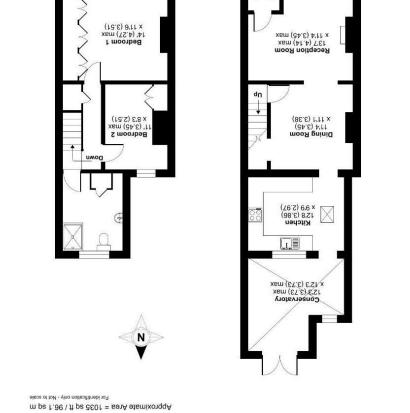
Castle Street, Mumbles, Swansea, SA3



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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

FIRST FLOOR





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СВОПИБ FLOOR

GENERAL INFORMATION

Nestled in the heart of the vibrant seaside village of Mumbles, this traditional two-bedroom cottage presents an exciting opportunity for those looking to create their dream home. Now in need of modernisation throughout, the property offers a wealth of character and potential. The ground floor comprises a living room with a feature fireplace, leading through to a dining area and onward to a kitchen. At the rear, an additional sitting room/sunroom provides extra living space with views of the garden. Upstairs, there are two well-proportioned bedrooms and a house bathroom. To the rear, a private garden, while the property also benefits from inclusion in the residents' parking scheme. Situated just moments from the historic Oystermouth Castle and the green expanse of Underhill Park, this charming home is perfectly placed to enjoy all that Mumbles has to offer, from its renowned restaurants and independent boutiques to scenic coastal walks and award winning beaches. A wonderful opportunity to modernise and personalise a character cottage in one of the most sought-after locations in Mumbles. Viewing is highly recommended. EPC - D

FULL DESCRIPTION

Entrance Porch

Reception Room 13'7 max x 11'4 max (4.14m max x 3.45m max)

Dining Room 11'4 x 11'1 (3.45m x 3.38m)

Kitchen

12'8 x 9'9 (3.86m x 2.97m)

Conservatory 12'3 max x 12'3 max (3.73m max x 3.73m max)

Stairs To First Floor

Landing













Bedroom 1

14' max x 11'6 (4.27m max x 3.51m)

Bedroom 2

 $11' \max x 8'3 (3.35m \max x 2.51m)$

Bathroom

Tenure

Freehold

Council Tax Band

Services

Mains gas, electric, water & drainage. There is broadband available at the property, however, the current owners do not have it connected. Please refer to the Ofcom checker for further coverage information.

Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.





