



FLOOR PLAN

AREA MAP

EPC



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
D

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.

