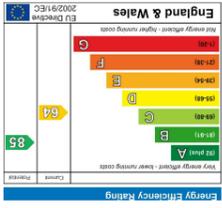
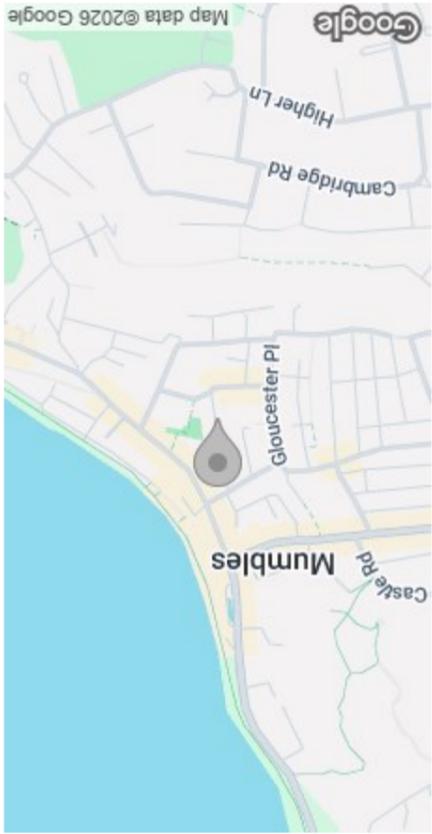


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

All measurements have been made to ensure the accuracy of the floor plan. Measurements are taken to the internal face of walls and doors. Measurements are taken to the internal face of walls and doors. Measurements are taken to the internal face of walls and doors.



FLOOR PLAN



25 Park Street
 Mumbles, Swansea, SA3 4DA
Offers Around £300,000



GENERAL INFORMATION

Welcome to your opportunity in the heart of the picturesque seaside village of Mumbles! This four-bedroom mid-terrace property, complete with an integral garage, is brimming with potential and awaiting your modernisation and boasts sea views from the rear aspect of the first floor. Situated in the vibrant and charming village of Mumbles, you'll be within walking distance to stunning beaches, local shops and boutiques, a diverse selection of restaurants and cafes. The accommodation comprises Lounge, separate dining room, Kitchen, bathroom and separate wc to the ground floor and 4 bedrooms to the first floor. Externally there is an enclosed patio garden. EPC D

FULL DESCRIPTION

Entrance Hall

Lounge
8'0" x 12'0" (2.45 x 3.66)

Dining Room
11'02" x 11'07" (3.40m x 3.53m)

Kitchen
13'08" x 9'11" (4.17m x 3.02m)

Rear Hall

WC
5'02" x 2'08" (1.57m x 0.81m)

Bathroom
8'04" x 5'03" (2.54m x 1.60m)

Bedroom 1
11'7" x 11'00" (3.53m x 3.35m)



Bedroom 2
9'07" x 8'00" (2.92m x 2.44m)

Bedroom 3
12'04" x 8'04" (3.76m x 2.54m)

Bedroom 4
11'04" x 6'11" (3.45m x 2.11m)

Garage
21'07" x 7'01" (6.58m x 2.16m)

Tenure
Freehold

Council Tax band
D

Services
Mains gas, electricity, water & drainage.
The current owners have no broadband. Please refer to Ofcom checker for further information
There is no known issue with mobile phone coverage. Please refer to Ofcom checker for further information.

