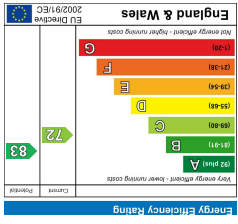


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

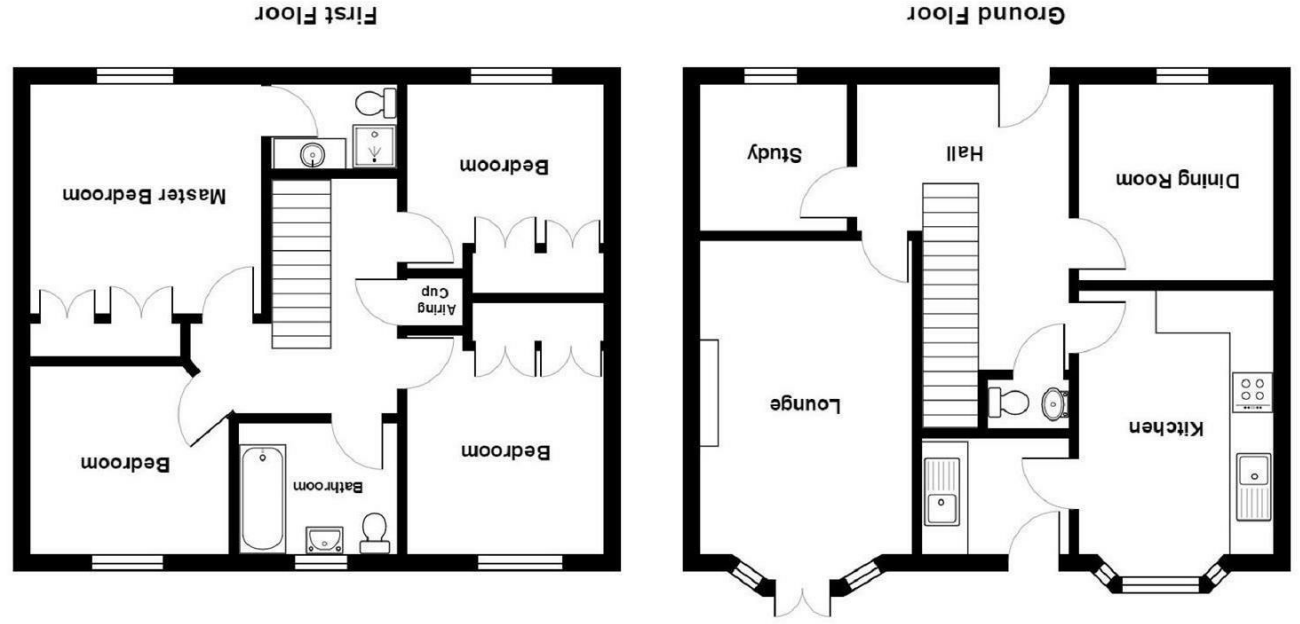


EPC



AREA MAP

All measurements are approximate and for identification purposes only. We have made every effort to ensure that measurements and details are accurate. However, they are only an approximate general guide and the property details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to any contract.



FLOOR PLAN



15 William Gammon Drive
 Mumbles, Limeslade, Swansea, SA3 4HR
 Offers Over £500,000



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 the master bedroom benefitting from an ensuite shower room, along with a contemporary family bathroom. 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. 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.
EPC C

FULL DESCRIPTION

Entrance Hall

Study
7'8 x 7'4 (2.34m x 2.24m)

Lounge
17'4 x 11'0 (5.28m x 3.35m)

WC

Kitchen/Breakfast Area
13'4 x 9'4 (4.06m x 2.84m)

Utility Room

First Floor

Landing

Bedroom One
11'3 x 11'2 (3.43m x 3.40m)



Ensuite Shower Room

Bedroom Two
9'7 x 9'7 (2.92m x 2.92m)

Bedroom Three
9'6 x 8'11 (2.90m x 2.72m)

Bedroom Four
9'6 x 8'4 (2.90m x 2.54m)

Bathroom

Tenure
Freehold

Council Tax
Band G

Services

Mains gas, electric, water & Drainage.. There is a water meter at the property. The current sellers have fibre broadband supplied via BT running at 900Mb. Please refer to Ofcom checker for further information. The current sellers have advised there is intermittent mobile coverage. They current provider is Vodafone. Please refer to Ofcom checker for further information.

