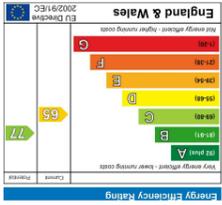


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

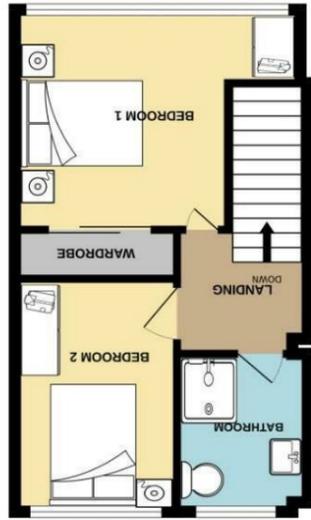
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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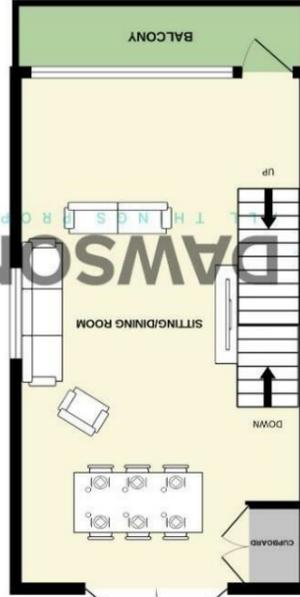
EPC



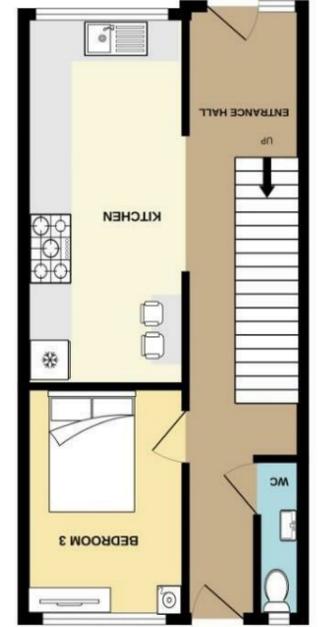
AREA MAP



2ND FLOOR



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



74 Plunch Lane
 Mumbles, Swansea, SA3 4JE
 Offers Over £320,000



GENERAL INFORMATION

Situated in the highly sought-after seaside village of Mumbles, this beautifully presented three-storey property offers an exceptional opportunity to enjoy coastal living in an Area of Outstanding Natural Beauty.

The second floor boasts a spacious lounge/dining room, filled with natural light, featuring access to a sit-out balcony at the front of the property and patio doors at the rear leading to a decked area with lovely sea views – perfect for relaxing or entertaining.

The home offers three bedrooms, a modern family bathroom, and a convenient ground-floor W/C. It is well maintained throughout and benefits from gas central heating.

Externally, the property features off-road parking and a private rear garden with patio, alongside the balcony and decked terrace that make the most of the coastal outlook.

Ideally positioned for cliff-top walks and award-winning beaches, the property is just a short stroll from Limeslade Bay, Bracelet Bay, Mumbles Pier, and the iconic Lighthouse. You'll also find a variety of acclaimed restaurants and cafés nearby.

With its spacious accommodation, superb outdoor spaces, and breathtaking surroundings, this is a rare opportunity to secure a coastal home in one of the area's most desirable locations.

FULL DESCRIPTION

Entrance Hall

5'8" x 29'8" (1.73m" x 9.04m")

Kitchen

7'10" x 18' (2.39m" x 5.49m)

Bedroom 3

7'10" x 11'3" (2.39m" x 3.43m")

WC

Stairs To First Floor

Sitting / Dining Room

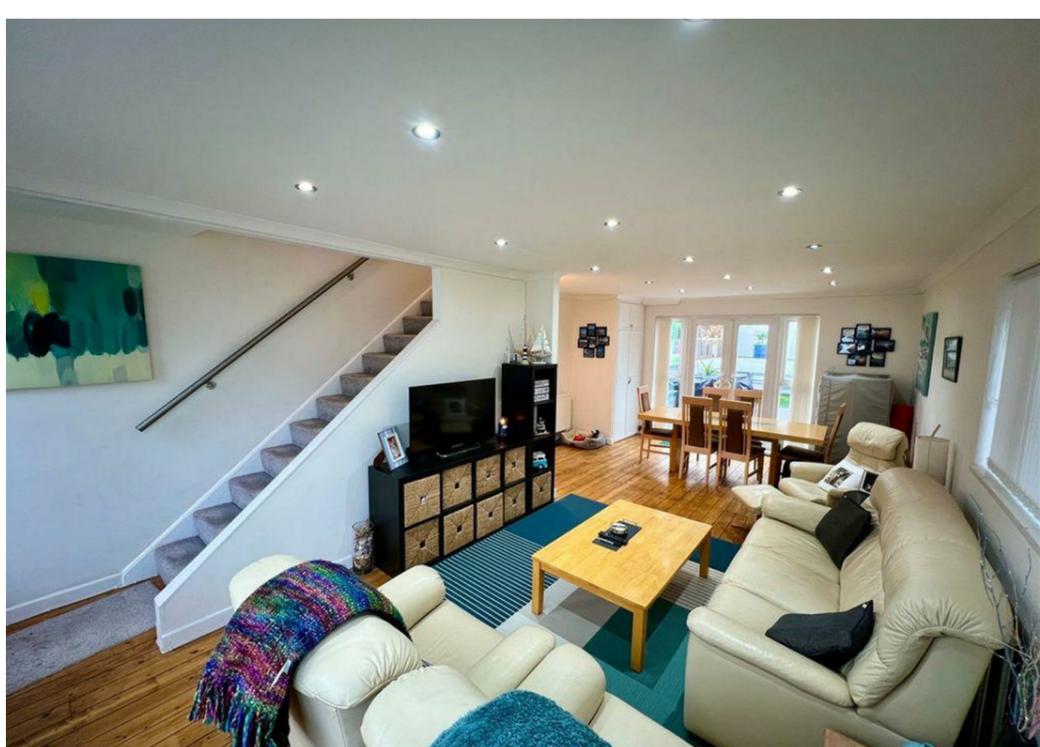
14'4" x 25" (4.37m" x 7.62m")

Stairs To Second Floor

Landing

Bedroom 1

13'11" x 10'8" (4.24m" x 3.25m")



Bedroom 2

7'10" x 11'3" (2.39m" x 3.43m")

Bathroom

Parking

Parking is available at this property via the driveway for 2 vehicles.

Tenure

Leasehold
999 year lease from 25/12/1968 to 25/12/2967 with 942 years remaining.
Annual Ground Rent: £25

Council Tax Band

E

EPC - D

Services

Mains gas, electric, water & drainage,
Broadband - The current supplier is Vodafone. The broadband type is Fibre.
Mobile - There are no known issues with mobile coverage using the vendors current supplier.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

