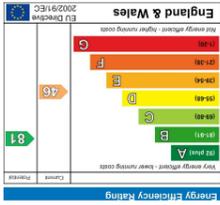
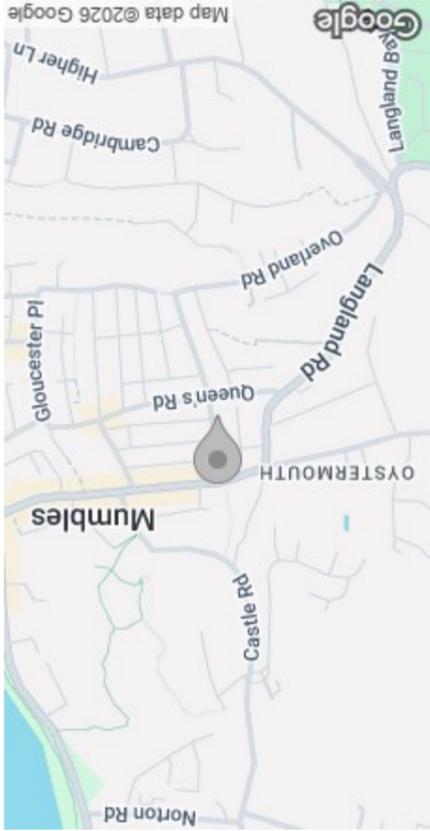




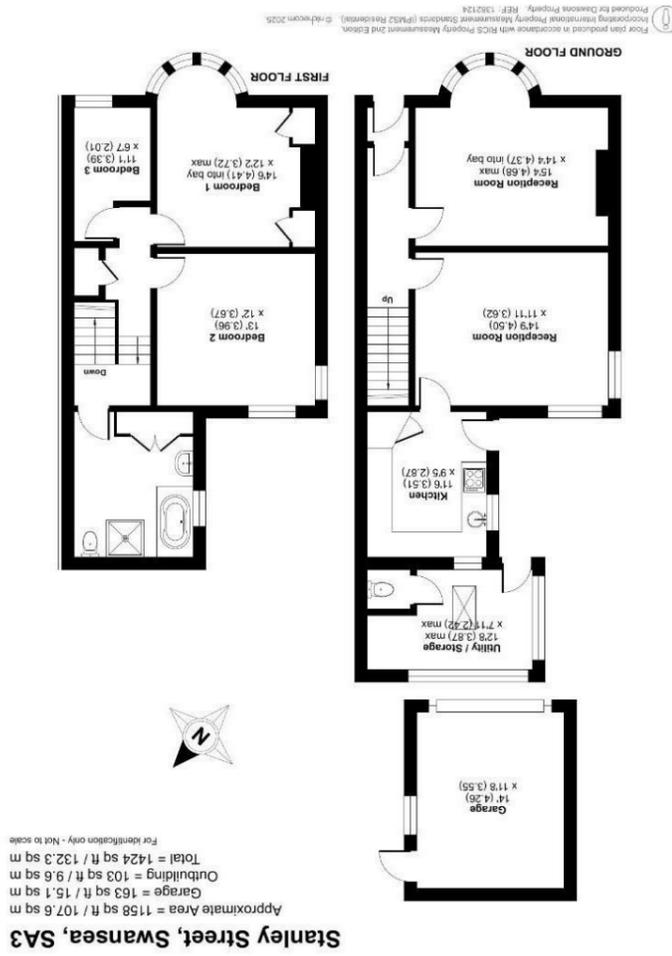
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



FLOOR PLAN



13 Stanley Street
 Mumbles, Swansea, SA3 4NE
 Asking Price £360,000



GENERAL INFORMATION

Situated in the heart of vibrant Mumbles, this end-of-terrace home offers an exciting opportunity to create your ideal coastal retreat. Just a stone's throw from the village's boutique shops, lively bars, acclaimed restaurants, and the beautiful seafront promenade, the location is hard to beat. Scenic beaches, cliff-top walks, and all the charm of this sought-after coastal community are right on your doorstep.

The accommodation comprises an inviting entrance hallway with stairs to the first floor and access to the main reception rooms. To the front lies a comfortable lounge, complemented by a separate dining room ideal for family meals or entertaining. The fitted kitchen sits at the rear, along with a utility/storage room incorporating a convenient WC, completing the ground floor layout.

To the first floor are three bedrooms—two doubles and a single—served by the family bathroom.

Externally, the property benefits from driveway parking to the front, with side access leading to the rear garden, which is laid to lawn and includes a detached garage, providing useful storage or workshop space.

While the property would benefit from modernisation, it offers excellent potential for those looking to put their own stamp on a home in one of Swansea's most desirable coastal villages.

FULL DESCRIPTION

Entrance Porch

Hallway

Reception Room

15'4 max x 14'4 into bay (4.67m max x 4.37m into bay)

Reception Room

14'9 x 11'11 (4.50m x 3.63m)

Kitchen

11'6 x 9'5 (3.51m x 2.87m)

Utility / Storage

12'8 max x 7'11 max (3.86m max x 2.41m max)

WC

Stairs To First Floor



Landing

Bedroom 1

14'6 into bay x 12'2 max (4.42m into bay x 3.71m max)

Bedroom 2

13' x 12' (3.96m x 3.66m)

Bedroom 3

11'1 x 6'7 (3.38m x 2.01m)

Bathroom

Parking

Parking is available at this property via the driveway and garage.

Garage

14' x 11'8 (4.27m x 3.56m)

Tenure

Freehold

Council Tax Band

E

EPC - E

Services

Mains gas, electric, water & drainage. You are advised to refer to the Ofcom checker for information regarding mobile phone signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

