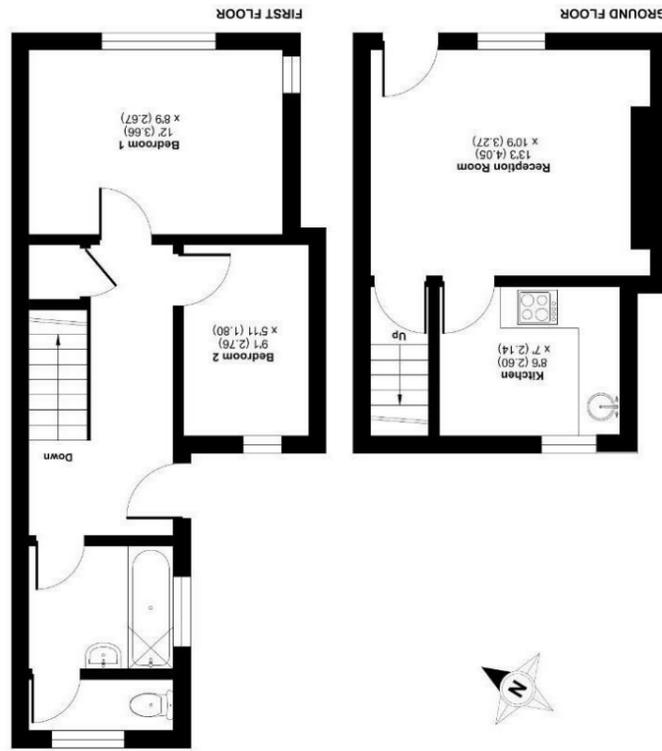


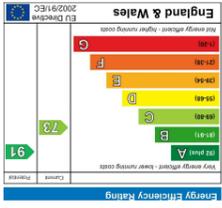
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. (RICS 1:2018) (RICS 1:2018) (RICS 1:2018)

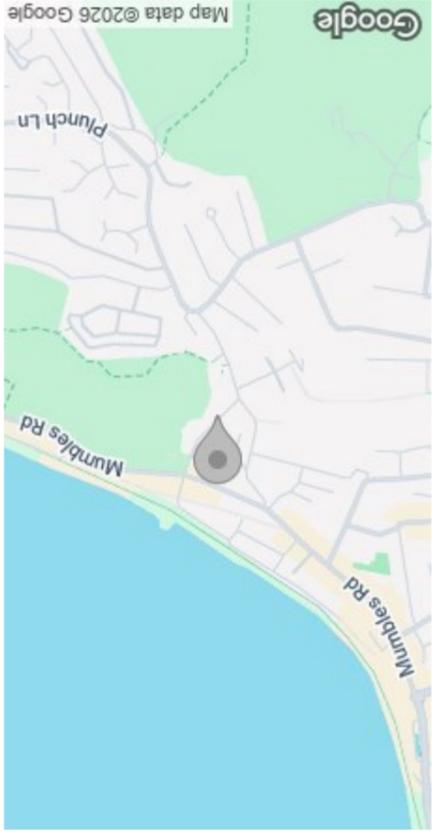


Village Lane, Mumbles, Swansea, SA3
 Approximate Area = 557 sq ft / 51.7 sq m
 For identification only - Not to scale

FLOOR PLAN



EPC



AREA MAP



DAWSONS

17 Village Lane
 Mumbles, Swansea, SA3 4EB
 Asking Price £255,000



GENERAL INFORMATION

Nestled in the picturesque coastal village of Mumbles, this delightful mid-terrace property enjoys enviable views over Swansea Bay and offers the perfect blend of seaside charm and modern living.

Ideally positioned just a short stroll from the vibrant sea front promenade, local beaches, and scenic cliff-top walks, this home places you within easy reach of Mumbles' bustling array of shops, bars, and restaurants – making it an ideal choice for those seeking both lifestyle and location.

The accommodation is arranged over two floors and welcomes you into a bright and spacious open-plan lounge/dining area, perfect for relaxing or entertaining. This leads seamlessly into a well-appointed fitted kitchen.

Upstairs, the first floor hosts two bedrooms and a family bathroom, with the front-facing bedroom offering glimpses of the bay. The landing provides access to a private rear patio.

Externally, the rear garden features steps leading up to a raised patio seating area – the perfect spot to sit back and take in the peaceful sea views.

Whether you're looking for a coastal retreat, a stylish first home, or a savvy investment opportunity, this charming property in the heart of Mumbles is not to be missed.

FULL DESCRIPTION

Entrance

Reception Room

13'3 x 10'9 (4.04m x 3.28m)

Kitchen

8'6 x 7' (2.59m x 2.13m)

Stairs To First Floor

Landing

Bedroom 1

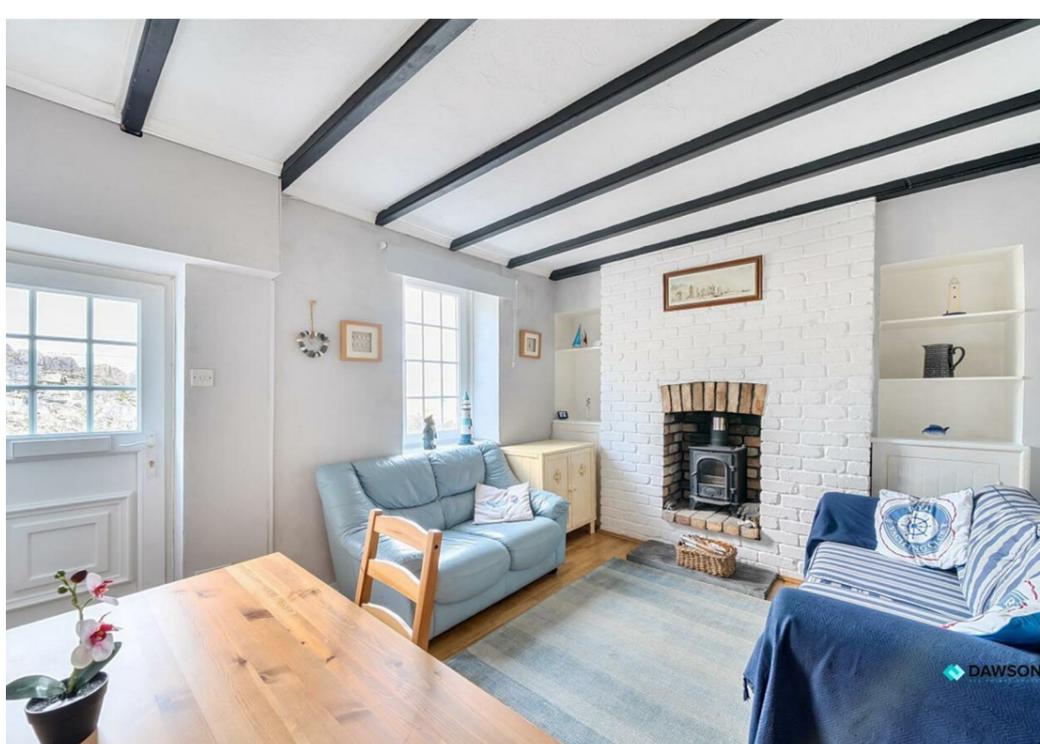
12' x 8'9 (3.66m x 2.67m)

Bedroom 2

9'1 x 5'11 (2.77m x 1.80m)

Bathroom

WC



Tenure

Freehold

Council Tax Band

D

EPC - C

Services

Mains gas, electric, water (billed) and drainage.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

Additional Information

The property is located within Mumbles conservation area.

