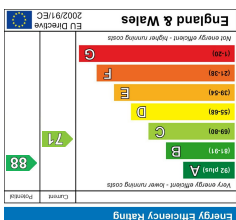


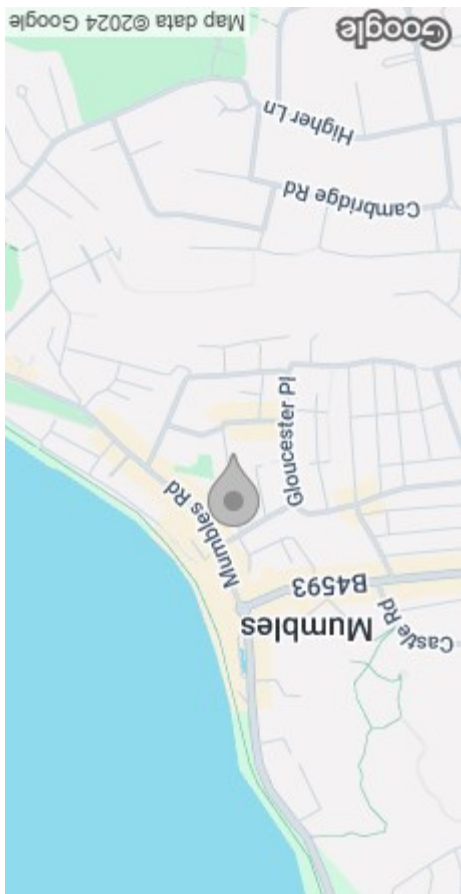


While every attempt has been made to ensure the accuracy of the data contained here, measurements of dates, volumes, names and other items are approximate and no responsibility is taken for any error, omission or misstatement. This data is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operation or efficiency can be given.

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## EPC



## AREA MAP



## FLOOR PLAN



**40 Park Street**  
Mumbles, Swansea, SA3 4DA  
**Asking Price £310,000**





GENERAL INFORMATION

Nestled in the vibrant and picturesque Mumbles Village, this charming two-bedroom mid-terrace home offers the perfect blend of modern comfort and convenient living. With shops, bars, and restaurants at your doorstep and the serene sea front promenade just a short stroll away, this property is ideally situated for both relaxation and entertainment. The ground floor features an entrance hallway that leads into a cozy lounge, which seamlessly flows into a versatile family area and an elegant dining area into a well appointed kitchen. The modern kitchen boasts underfloor heating, integrated fridge/freezer, dishwasher and benefits from patio doors that open to the garden, is perfect for both everyday living and entertaining. Upstairs, there are two generously sized bedrooms and a well-appointed bathroom. Externally, residents' parking is available at the front, while the rear features an enclosed garden with a seating area and a lawn, ideal for relaxation and outdoor activities. This delightful home offers a dynamic lifestyle in the heart of Mumbles Village, making it a perfect retreat. EPC - C

FULL DESCRIPTION

Entrance

Hallway  
10'08 x 3'01 (3.25m x 0.94m)

Lounge  
11'04 x 9'04 (3.45m x 2.84m)

Kitchen/Dining Area  
21'06 x 11'04 (6.55m x 3.45m)

Stairs To First Floor

Landing  
9'11 x 5'01 (3.02m x 1.55m)

Bedroom 1  
12'09 x 10'10 (3.89m x 3.30m)

Bathroom  
10'01 x 7'04 (3.07m x 2.24m)



Bedroom 2  
11'08 x 11'02 (3.56m x 3.40m)

Tenure  
Freehold

Council Tax Band  
D

Services  
Mains gas, electricity, water & drainage. The current owners broadband is with sky. 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.

