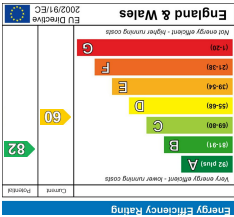
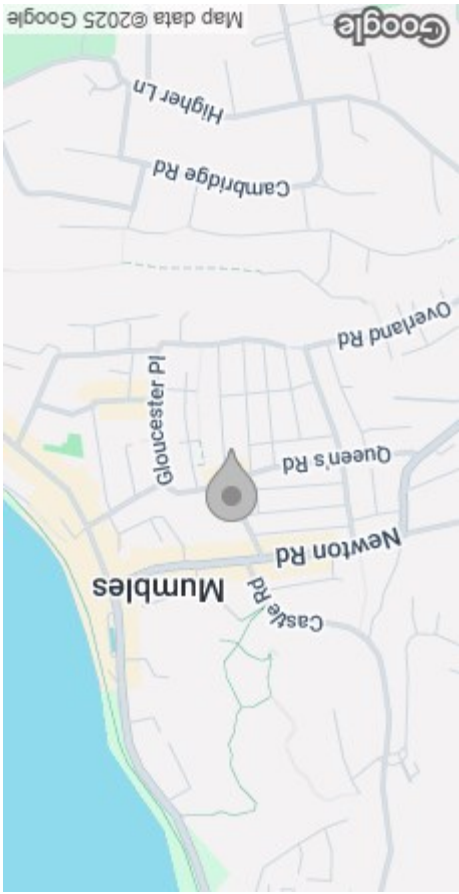


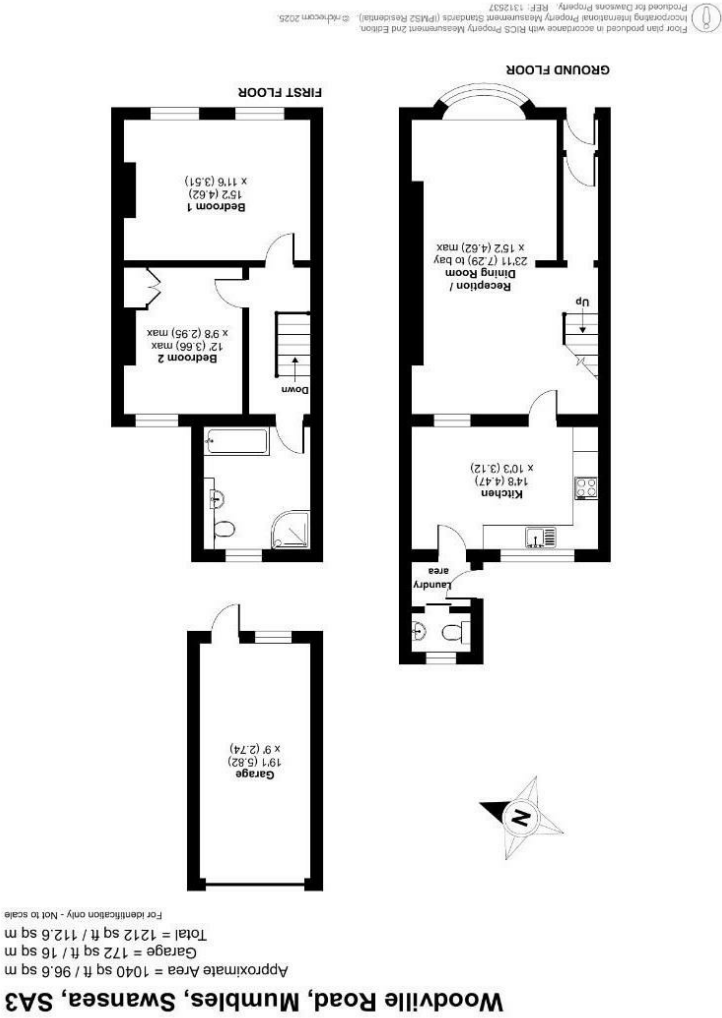
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



16 Woodville Road
Mumbles, Swansea, SA3 4AD
Asking Price £350,000

2 2 1 D

GENERAL INFORMATION

Nestled in the very heart of the vibrant seaside village of Mumbles, this delightful mid-terrace home offers the perfect blend of coastal charm and urban convenience. Just a stone's throw from the bustling shops, lively bars, popular restaurants, and the scenic seafront promenade, the location is second to none. With beautiful beaches and picturesque cliff walks close by, this is an ideal spot for those who love to embrace outdoor living.

The accommodation begins with an entrance porch that opens into a bright and spacious open-plan lounge/dining area – a welcoming space full of character, with stairs leading to the first floor. A well equipped fitted kitchen, Laundry area and convenient W/C complete the ground floor.

Upstairs, the property offers two well-proportioned bedrooms and a contemporary bathroom, providing comfortable living for a range of buyers – whether you're a first-time buyer, downsizer, or looking for a holiday retreat.

Externally, the home benefits from an enclosed rear garden, perfect for relaxing or entertaining, as well as a detached single garage offering valuable storage or off-street parking.

A rare opportunity to secure a home in one of Swansea's most sought-after locations – early viewing is highly recommended.

FULL DESCRIPTION

Entrance Porch

Hallway

Reception / Dining Room
23'11 to bay x 15'2 max (7.29m to bay x 4.62m max)

Kitchen
14'8 x 10'3 (4.47m x 3.12m)

Rear Porch/ Laundry area

WC

Stairs To First Floor

Landing

Bedroom 1
15'2 x 11'6 (4.62m x 3.51m)



Bedroom 2
12' max x 9'8 max (3.66m max x 2.95m max)

Bathroom

Parking
Parking is available at this property via the garage located to the rear of the property and street parking to the front via residents permit parking. Please contact Swansea Council for information regarding parking permits.

Garage
19'1 x 9' (5.82m x 2.74m)

Tenure
Freehold

Council Tax Band
E

EPC - D

Services
Mains gas, electric, water & drainage. There is a water meter. 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.

