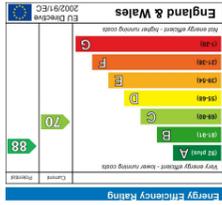
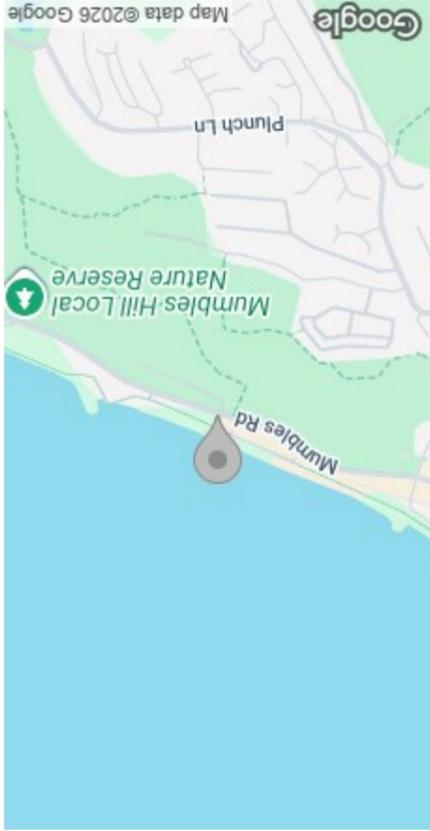


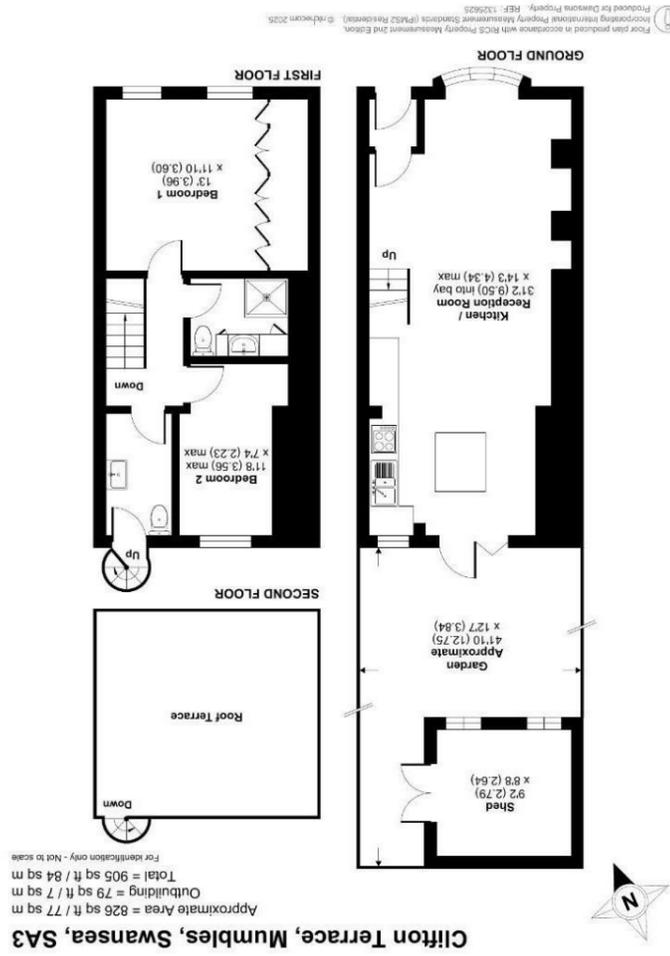
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



DAWSONS

16 Clifton Terrace
 Mumbles, Swansea, SA3 4EJ
Asking Price £310,000



GENERAL INFORMATION

Positioned on a charming cobbled street in the heart of the ever-popular Mumbles, this delightful mid-terrace home offers character, comfort, and captivating sea views. Ideally positioned just a short stroll from the vibrant village centre—with its array of independent shops, cosy cafés, lively bars, and acclaimed restaurants—this property places you within easy reach of Mumbles Pier, the scenic promenade, local beaches, and breathtaking cliff-top walks.

The property welcomes you into a beautifully presented open-plan living space comprising a lounge, dining area, and a well-appointed fitted kitchen—perfect for relaxed family living and entertaining.

To the first floor are two bedrooms, including a master bedroom that enjoys stunning sea views across Swansea Bay. A family bathroom and a separate WC complete the upper floor, with the added bonus of access to a private rooftop terrace via a charming spiral staircase.

Outside, the home continues to impress. The front of the property boasts lovely patio seating areas where you can unwind and soak up the village atmosphere. To the rear, steps lead to a raised decked terrace—an ideal spot for al fresco dining or evening drinks—while the rooftop terrace provides a truly special vantage point with sweeping views of Swansea Bay and Mumbles Pier.

A rare opportunity to secure a character-filled coastal home in one of South Wales' most desirable locations.

FULL DESCRIPTION

Entrance Porch

Kitchen / Reception Room

31'2 into bay x 14'3 max (9.50m into bay x 4.34m max)

Shed

9'2 x 8'8 (2.79m x 2.64m)

Stairs To First Floor

Landing

Bedroom 1

13' x 11'10 (3.96m x 3.61m)

Bedroom 2

11'8 max x 7'4 max (3.56m max x 2.24m max)

Bathroom



WC

Stairs To Second Floor

Roof Terrace

Parking

Street parking.

Tenure

Freehold

Council Tax Band

D

EPC - C

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.

