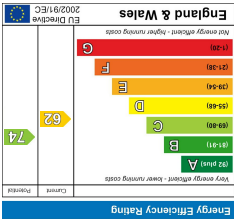
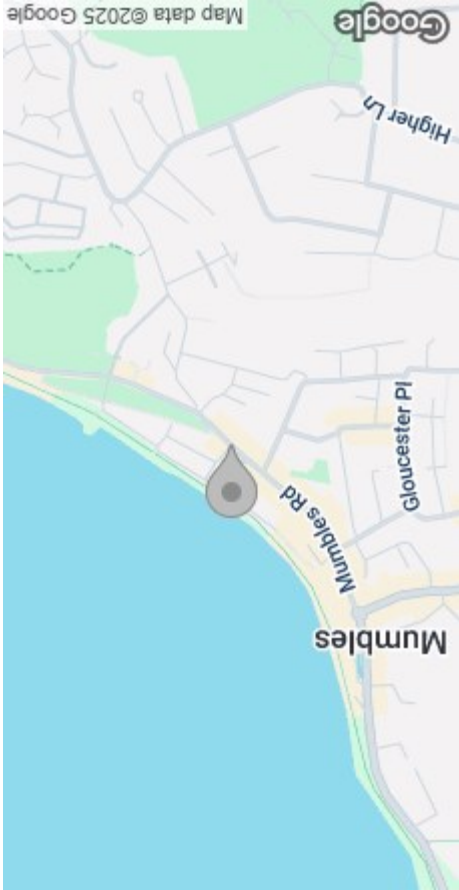


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EPC



AREA MAP



GROUND FLOOR

FLOOR PLAN



11 Irvine Court 596 Mumbles Road

Mumbles, Swansea, SA3 4DL

Offers Over £150,000

1 1 1 D

GENERAL INFORMATION

A Charming One-Bedroom Flat in the Heart of Mumbles with Partial Sea Views

Nestled in the heart of Mumbles village, this delightful one-bedroom flat offers the perfect blend of coastal charm and modern convenience. Just a stone's throw from the seafront promenade and within easy reach of local beaches, cliff-top walks, and the village's vibrant shops, bars, and restaurants, this property presents an ideal opportunity for first-time buyers, downsizers, or those seeking a holiday retreat. Step inside to a hallway with built-in storage and a pull-down ladder providing access to a spacious attic area. The open-plan lounge and dining space is bathed in natural light, boasting a partial sea view that enhances the coastal ambiance. The modern fitted kitchen seamlessly integrates with the living area, creating a stylish and practical space for both relaxing and entertaining. The well-proportioned bedroom features built-in wardrobes, while the bathroom is finished to a high standard. Externally, the property benefits from allocated parking, ensuring convenience in this sought-after location.

With its prime setting and well-designed interior, this charming flat is a rare find in Mumbles.
EPC D

FULL DESCRIPTION

Entrance Hall

Lounge
14'04 x 14' (4.37m x 4.27m)

Kitchen
7'07 x 5'10 (2.31m x 1.78m)

Bedroom 1
8'10 x 8'07 (2.69m x 2.62m)

Bathroom
6'05 x 4'02 (1.96m x 1.27m)

Attic Space
14'01 x 13'05 (4.29m x 4.09m)



Tenure
Leasehold
999 year lease with 962 years remaining.
£600 service charge paid annually which includes £50 ground rent .

Council Tax Band
C

Services
Mains electric, water (metered) & drainage. No Gas.
Current broadband is with Sky. Please refer to the Ofcom checker for further coverage information.
Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

Front Elevated View

