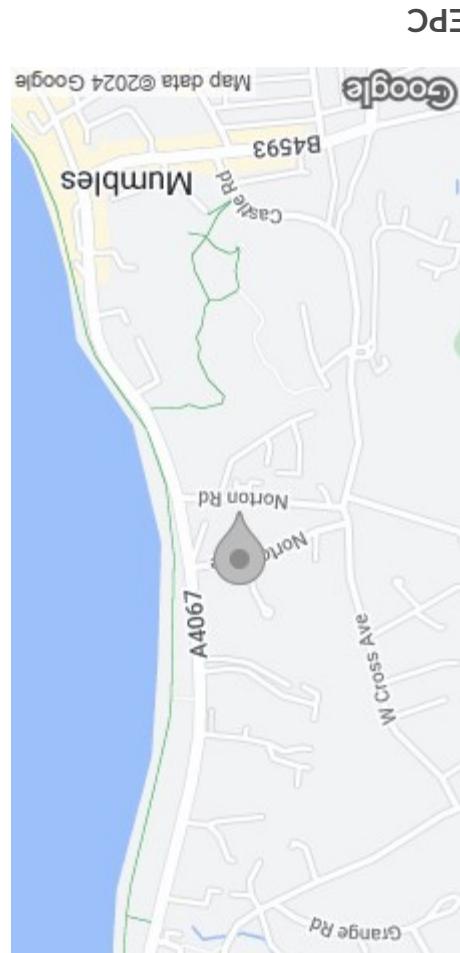


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



GENERAL INFORMATION

Welcome to this charming semi-detached home, perfectly positioned just a stone's throw from the picturesque Promenade and within walking distance to the vibrant Mumbles village with its shops, bars, and restaurants. Enjoy the sea views from the front elevated aspect of this delightful property. The ground floor features an inviting porch leading to a spacious hallway, a comfortable lounge, a separate dining room, and a cozy breakfast area and a kitchen, offering versatile living spaces ideal for both relaxing and entertaining. The first floor boasts four bedrooms, a modern shower room, and a separate WC, ensuring convenience for all. Externally, the property includes driveway parking for several vehicles, a garage, and a level, enclosed rear garden laid to lawn with inviting patio seating areas, perfect for al fresco dining and enjoying sunny days. This property offers an unbeatable combination of location, charm, and potential. Viewing is highly recommended to fully appreciate all that this home has to offer.



FULL DESCRIPTION

Entrance

Porch

7'8 x 1'11 (2.34m x 0.58m)



Hallway

15' x 7'6 (4.57m x 2.29m)

Cloakroom

Lounge

14'1 x 12'5 (4.29m x 3.78m)

Dining Room

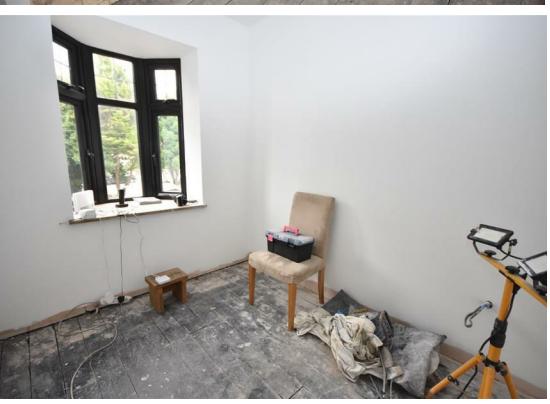
14'1 x 12'5 (4.29m x 3.78m)

Breakfast Room

10'6 x 8'6 (3.20m x 2.59m)

Kitchen

10'1 x 8'6 (3.07m x 2.59m)



Stairs To First Floor

Landing

Bedroom 1

14'1 x 11'5 (4.29m x 3.48m)

Bedroom 2

14'1 x 10'6 (4.29m x 3.20m)

Bedroom 3

10'7 x 8'7 (3.23m x 2.62m)

Bedroom 4

9'2 x 7'6 (2.79m x 2.29m)

Shower Room

7'2 x 5'7 (2.18m x 1.70m)

WC

Tenure

Freehold

Council Tax Band

F

Services

Mains gas, electric, water and drainage. There is a water meter at the property. Broadband is currently supplied via Sky. Please refer to Ofcom checker for further information.

There current owners have advised there is no known issue with mobile phone coverage. Please refer to Ofcom checker for further information.