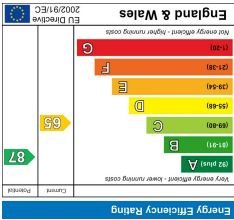
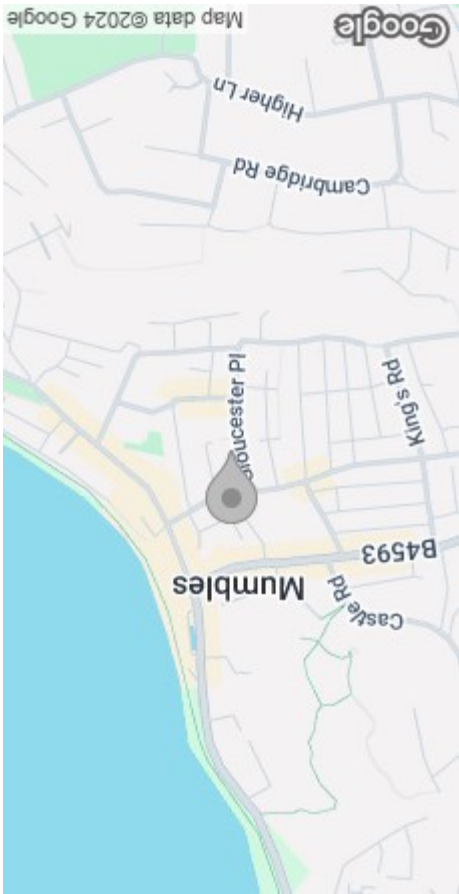


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Values shown above have been made by means of the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made to their operation or efficiency at any time. Made with Mapbox 2024



EPC



AREA MAP



FLOOR PLAN



6 Gloucester Place
Mumbles, Swansea, SA3 4LF
Offers In The Region Of £275,000



GENERAL INFORMATION

An opportunity to purchase this delightful two bedroom mid terrace home located in the heart of Mumbles village and within walking distance to take advantage of all the local amenities on offer including; shops, boutiques and wine bars. The accommodation itself briefly comprises: hallway, open plan lounge into dining area and kitchen. To the first floor are two bedrooms, family bathroom and utility cupboard. Externally to the rear is an enclosed decked garden. Viewing is recommended to appreciate the convenient location on offer. EPC D

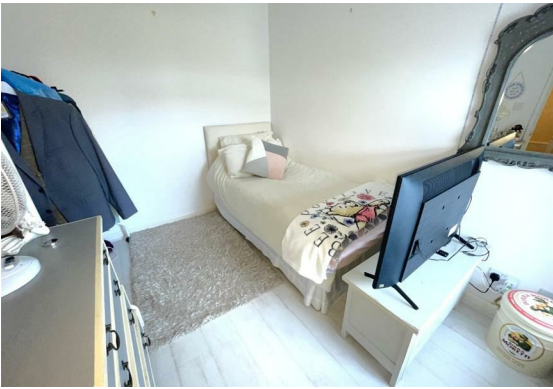
FULL DESCRIPTION

Entrance
Enter via double glazed front door into:

Hallway
13'04 x 2'09 (4.06m x 0.84m)
Stairs to first floor. Radiator. Rooms off:

Lounge
10'11 x 9'10 (3.33m x 3.00m)
Double glazed window to front. Radiator. Wood effect laminate flooring. Open plan into:

Dining Area
11'06 x 9'07 (3.51m x 2.92m)
Double glazed window to rear. Radiator. Wood effect laminate flooring. Opening into:



Kitchen
11'06 x 7'11 (3.51m x 2.41m)
Fitted with a range of wall and base units with worktop over. Inset 1 1/2 bowl Belfast sink with drainer unit and mixer tap over. Inset 4 ring gas hob with extractor over and electric oven under. Integrated dishwasher. Space for fridge/freezer. Partially tiled walls. Wood effect laminate flooring. Radiator. Spotlights to ceiling. Wall mounted gas boiler. Double glazed window to side. Door to garden.

Stairs To First Floor

Landing
11' x 4'11 (3.35m x 1.50m)
Access to loft space. Rooms off:

Utility Cupboard
5'07 x 2'08 (1.70m x 0.81m)
Space and plumbing for washing machine and tumble dryer. Wood effect laminate flooring.

Bedroom 1
13'04 x 10'05 (4.06m x 3.18m)
Double glazed window to front. Radiator. Wood effect laminate flooring.

Bedroom 2
10'04 x 8'01 (3.15m x 2.46m)
Double glazed window to rear with sea views towards Swansea Bay. Radiator. Wood effect laminate flooring.

Bathroom
8'06 x 8'02 (2.59m x 2.49m)
Fitted with a three piece suite comprising wc, wash hand basin and 'P' shaped bath with mains shower over. Partially tiled walls. Radiator. Spotlights to ceiling. Wood effect laminate flooring. Double glazed privacy windows to rear and side.

Externally
Enclosed decked garden.

Tenure
Freehold

Council Tax Band
D

Services
Mains gas, electricity, water(on meter) & drainage.
The seller does not currently have broadband connection. Please refer to Ofcom checker for further coverage information.
For mobile signal please refer to Ofcom checker for coverage information.

Additional information