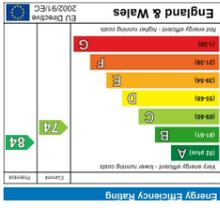
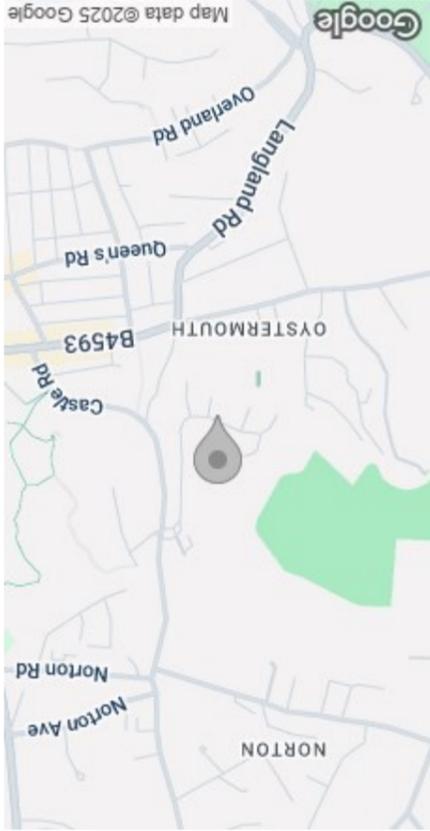




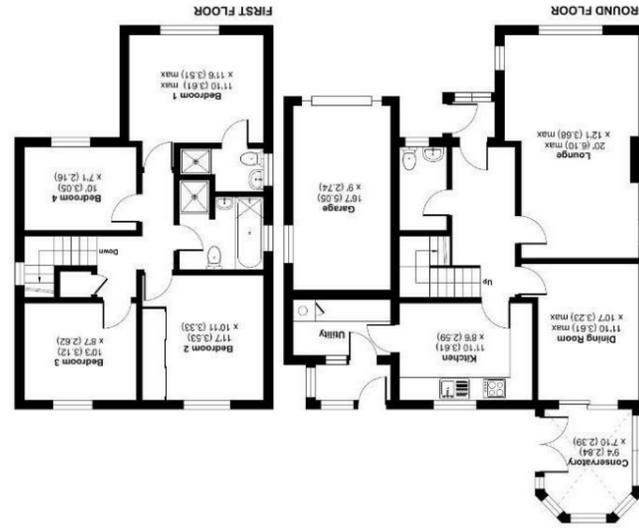
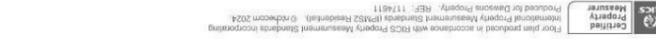
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



Trinity Close, Mumbles, Swansea, SA3
 Approximate Area = 1379 sq ft / 128.1 sq m
 Garage = 143 sq ft / 13.2 sq m
 Total = 1522 sq ft / 141.3 sq m
 For identification only - Not to scale

FLOOR PLAN



7 Trinity Close
 Mumbles, Swansea, SA3 5SX
 Asking Price £495,000



GENERAL INFORMATION

Situated on a prime corner plot within a peaceful cul-de-sac, this delightful detached family home offers an enviable lifestyle with stunning views of Oystermouth Castle from the front aspect. Located just a stone's throw away from the charming Mumbles village, you'll enjoy easy access to a vibrant selection of shops, bars, and restaurants, along with the picturesque sea front promenade, local beaches, and scenic cliff walks.

As you step through the entrance porch, you are welcomed into a spacious hallway that leads to a convenient WC, a comfortable lounge, and a dining room with doors opening into a bright conservatory—perfect for relaxing and taking in the garden views. The well-appointed fitted kitchen is ideal for family meals, and the adjoining utility room and rear porch provide practical space for everyday needs. Upstairs, the first floor boasts four bedrooms, with the master bedroom enjoying the luxury of an ensuite shower room. A family bathroom completes the upper level, offering ample space for the whole family. Externally, the property features a driveway leading to a garage long with a lawned front garden. Side access guides you to the rear, where you'll find a beautifully enclosed, level garden with a lawn, a patio seating area perfect for outdoor dining, and borders filled with mature shrubbery and trees. Additionally, a storage shed and a summer house add to the appeal of this outdoor space. This home combines comfortable living with a highly sought-after location, making it an ideal choice for families looking to enjoy all that Mumbles has to offer. EPC C

FULL DESCRIPTION

Entrance

Hallway

WC

Lounge

20' max x 12'1 max (6.10m max x 3.68m max)

Dining Room

11'10 max x 10'7 max (3.61m max x 3.23m max)

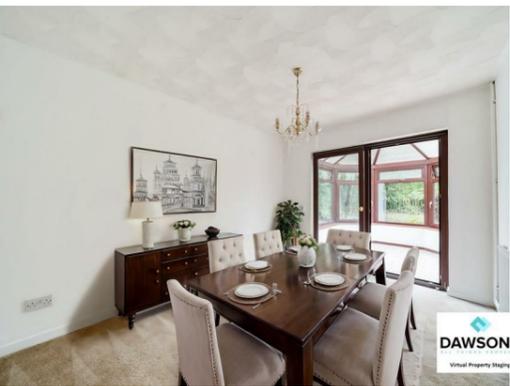
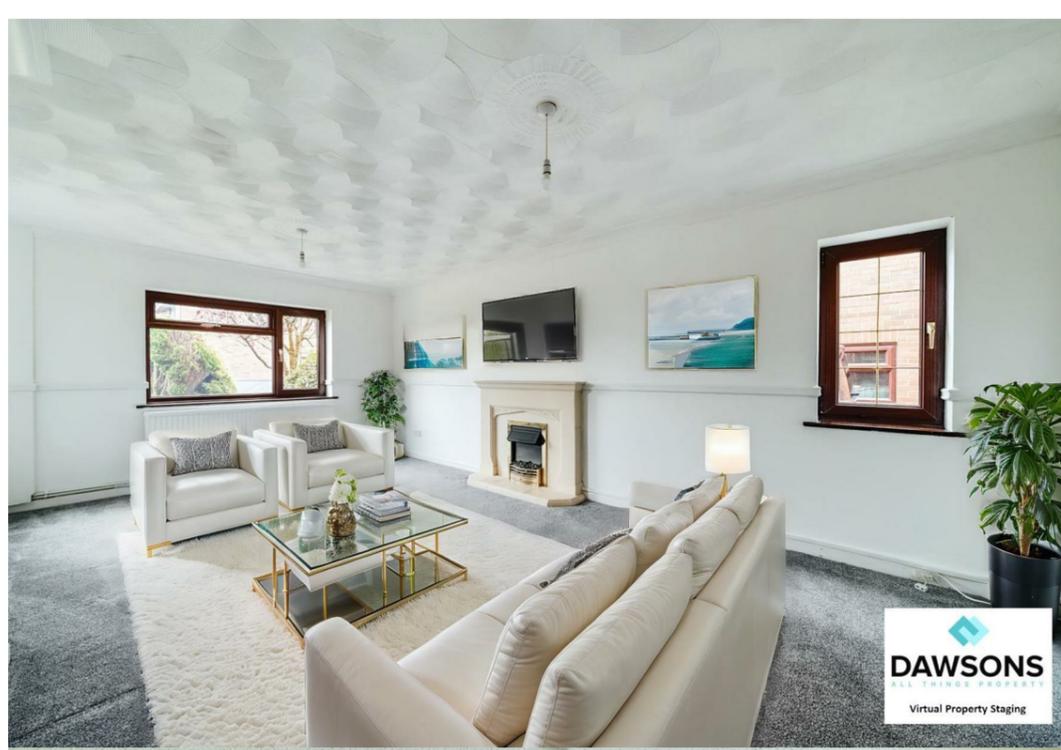
Conservatory

9'4 x 7'10 (2.84m x 2.39m)

Kitchen

11'10 x 8'6 (3.61m x 2.59m)

Utility Room



Rear Porch

Garage

16'7 x 9' (5.05m x 2.74m)

Stairs To First Floor

Landing

Bedroom 1

11'10 max x 11'6 max (3.61m max x 3.51m max)

Ensuite

Bathroom

Bedroom 2

11'7 x 10'11 (3.53m x 3.33m)

Bedroom 3

10'3 x 8'7 (3.12m x 2.62m)

Bedroom 4

10'7'1 (3.23m'0.30m)

Tenure

Freehold

Council Tax Band

G

Services

Mains gas, electric, water and drainage. The current owners broadband is with Utility Warehouse. Please refer to Ofcom checker for further information. There is no known issue with mobile phone coverage. Please refer to Ofcom checker for further information.

Additional Information

Asbestos products may have been used in the coating to the ceilings and walls up until 1984 when asbestos products used in artex ceased. However, there is no guarantee asbestos was not used up until circa 1999 when asbestos containing materials were banned in the UK. - We advise you seek advice and carry out further checks from an Asbestos Accredited Specialist.