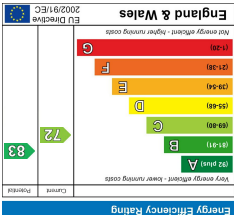
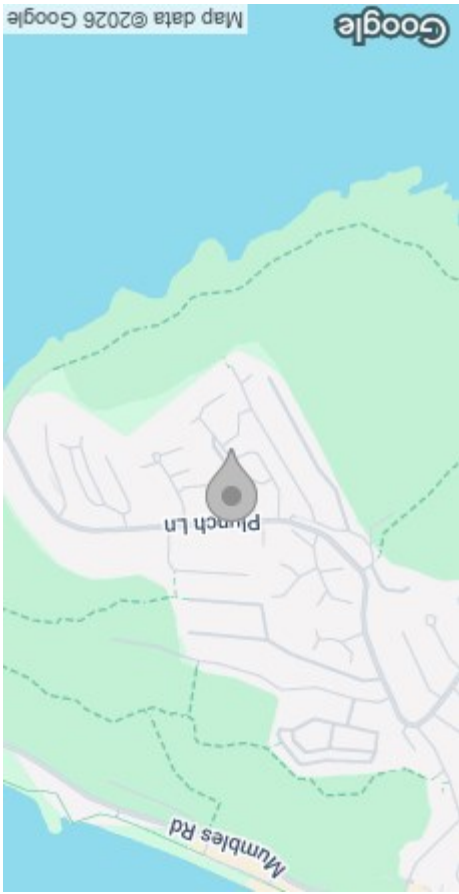


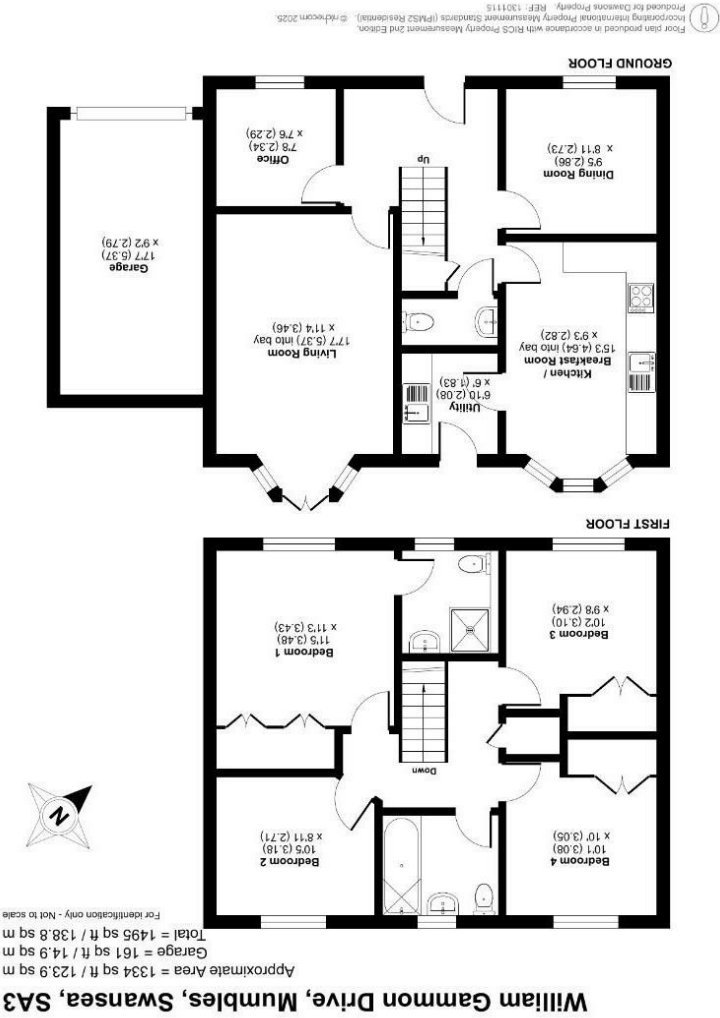
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



William Gammon Drive, Mumbles, Swansea, SA3

### FLOOR PLAN



15 William Gammon Drive  
Mumbles, Limeslade, Swansea, SA3 4HR  
Offers Over £500,000





GENERAL INFORMATION

Located in the desirable Limeslade area, just a short distance from the vibrant Mumbles village with its boutique shops, renowned restaurants, bars, seafront promenade, and stunning beaches, this detached family home combines coastal charm with modern convenience. The ground floor features a welcoming entrance hall, a dining room, a fitted kitchen with a breakfast area, a utility room, a convenient WC, a spacious lounge, and a study. Upstairs, there are four well-proportioned bedrooms, with most benefitting from fitted wardrobes, and a contemporary family bathroom. The master bedroom is completed with an ensuite shower room. Externally, the rear garden is fully enclosed, with a lawn and a patio seating area ideal for outdoor relaxation and entertaining. The front offers driveway parking leading to a garage with an powered up and over door. This is a wonderful opportunity to enjoy family living in a prime coastal location close to scenic cliff walks and local amenities. Early viewing is highly recommended.

FULL DESCRIPTION

Entrance Hall

Office  
7'8 x 7'6 (2.34m x 2.29m)

Living Room  
17'7 into bay x 11'4 (5.36m into bay x 3.45m)

WC

Dining Room  
9'5 x 8'11 (2.87m x 2.72m)

Kitchen/Breakfast Room  
15'3 into bay x 9'3 (4.65m into bay x 2.82m)

Utility Room  
6'10 x 6' (2.08m x 1.83m)

First Floor



Landing  
Bedroom 1  
11'5 x 11'3 (3.48m x 3.43m)  
Ensuite  
Bedroom 2  
10'5 x 8'11 (3.18m x 2.72m)  
Bedroom 3  
10'2 x 9'8 (3.10m x 2.95m)  
Bedroom 4  
10'1 x 10' (3.07m x 3.05m)

Bathroom  
Parking  
Parking is available at this property via the driveway and garage  
Garage  
17'7 x 9'2 (5.36m x 2.79m)

Tenure  
Freehold  
Council Tax Band  
G

EPC - C  
Services  
Mains gas, electric, water & drainage. There is a water meter at the property. The current sellers have fibre broadband supplied via BT. Please refer to Ofcom checker for further information. The current sellers have advised there is intermittent mobile coverage. Their current provider is Vodafone. Please refer to Ofcom checker for further information.

