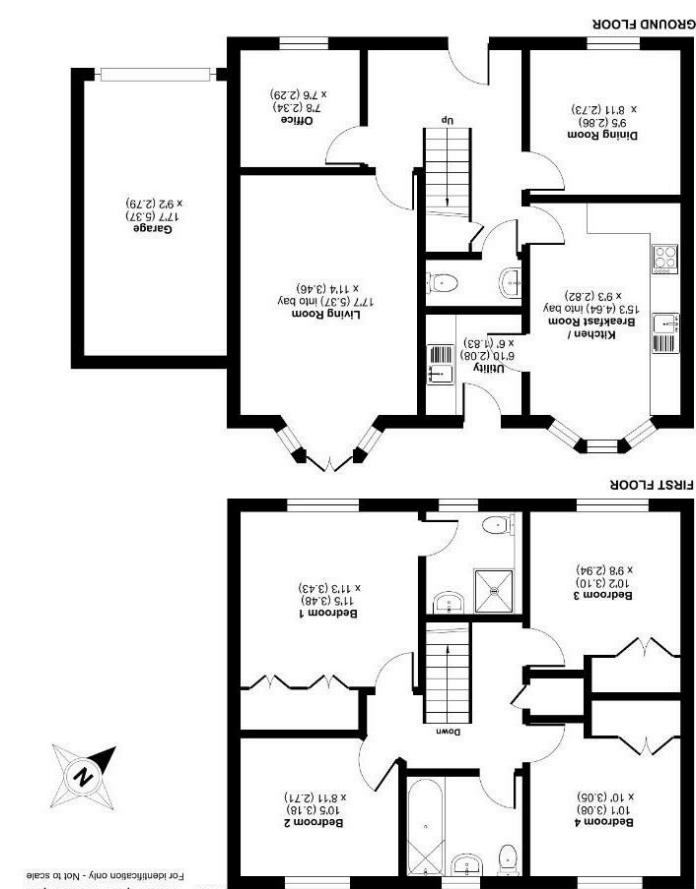




AREA MAP



William Gammon Drive, Mumbles, Swansea, SA3

FLOOR PLAN



DAWSONS

## 15 William Gammon Drive

Mumbles, Limeslade, Swansea, SA3 4HR

Offers Over £500,000



DAWSONS  
ALL THINGS PROPERTY

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.

## 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 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.

