

22 Woodville Road, Mumbles, SA3 4AD



A gorgeous two double bedroom Victorian Terrace with the benefit of a loft room which can be used as a third bedroom.

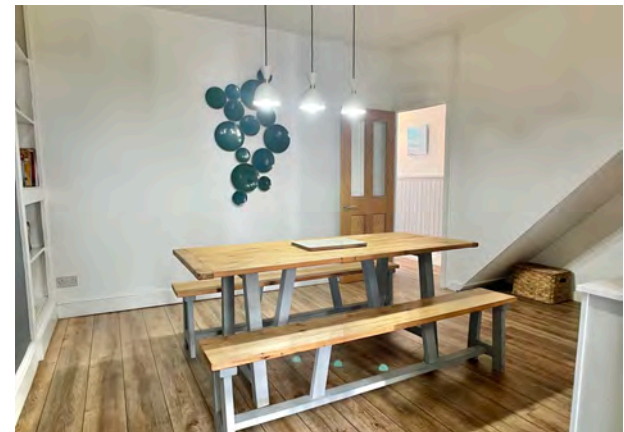
Folly Cottage is beautifully finished throughout with high ceilings and large windows allowing natural light to flood in. There is a lovely sitting room to the front of the house and a fabulous open plan kitchen living space to the rear.

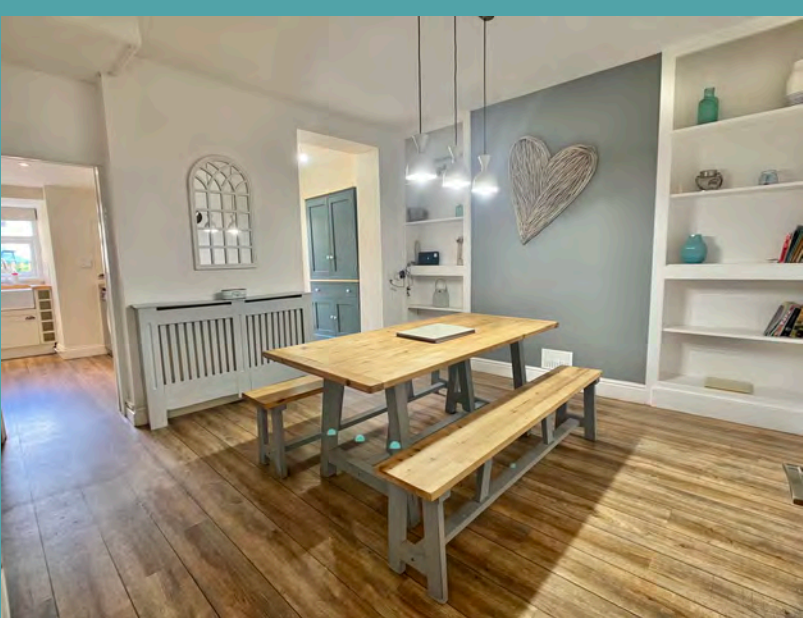
The rear garden is flat and West facing and there is a parking space to the rear of the house.

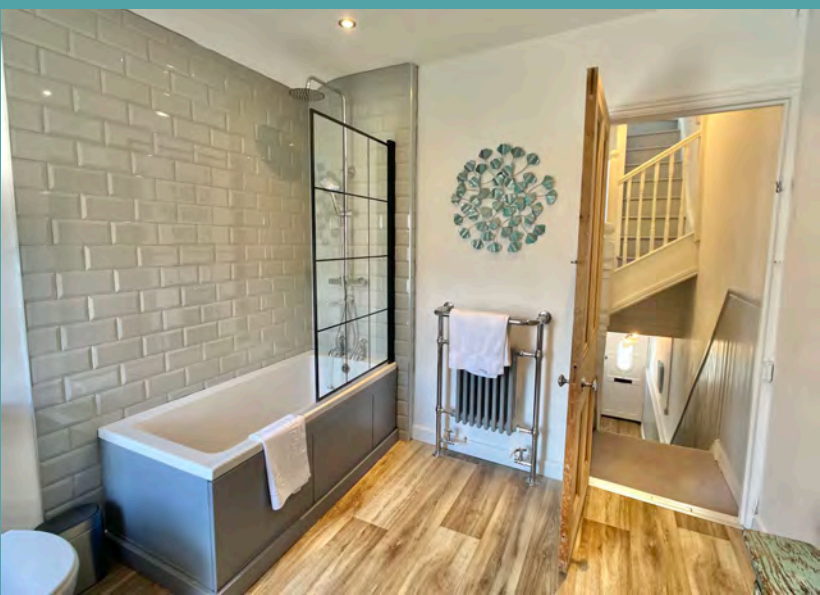
Nestled on the ever popular Woodville Road, the property offers a short walk (300 yards to Oysterwharf) into the shops and cafe's of the village and the sea front promenade.



£395,000 FREEHOLD











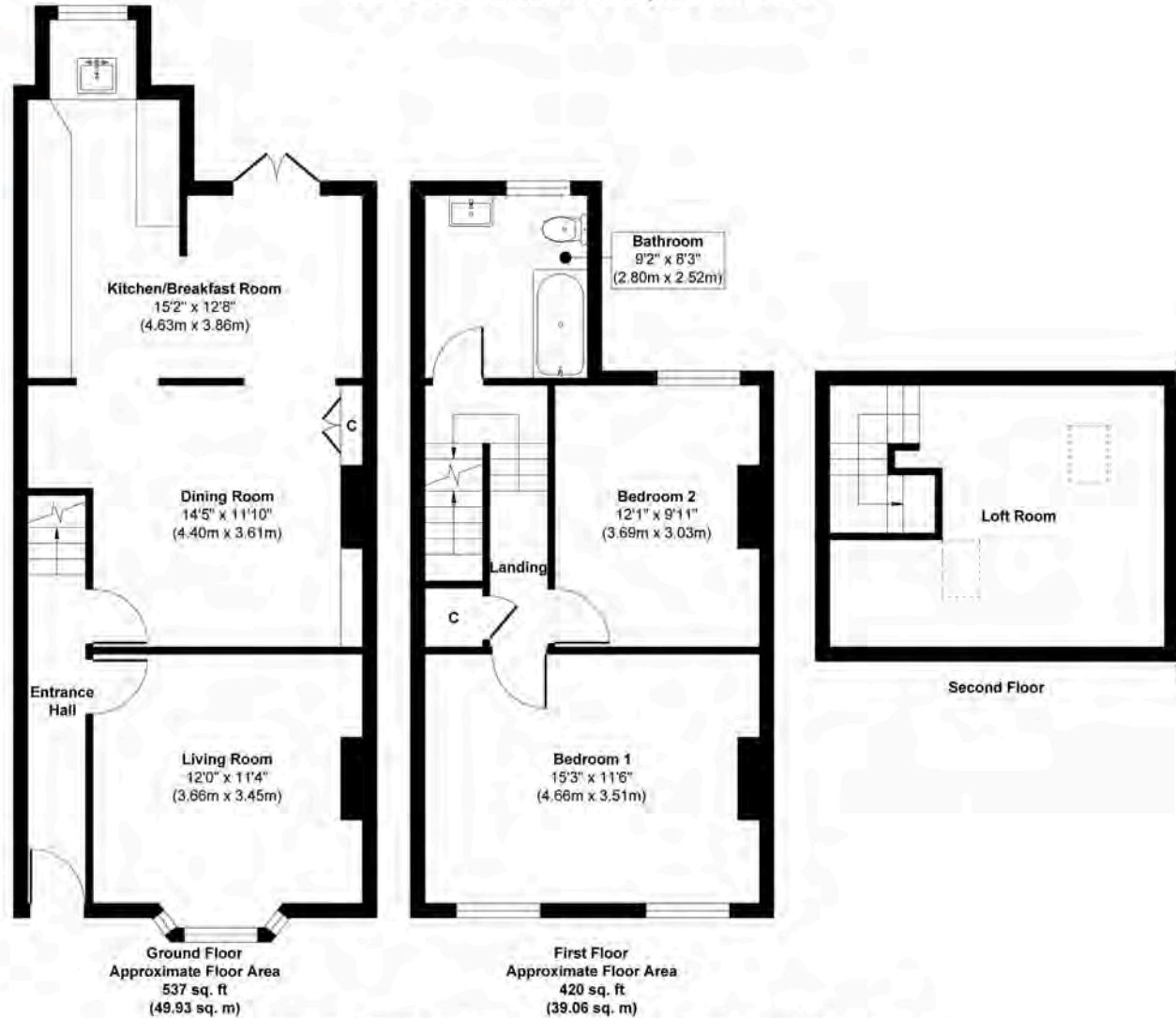
The property is FREEHOLD

The property is connected to all mains services and the central heating is gas fired

The council tax is Band E (£2,314p.a.)

The EPC Rating is TBC

22 Woodville Road, Mumbles



Approx. Gross Internal Floor Area 957 sq. ft / 88.99 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The property is approached off Woodville Road through a walled front garden with the original tiled path leading up to the front door.

The entrance hall has stairs rising to the first floor and doors leading into the living rooms. The main living room is to the front of the house with a lovely bay window and high ceilings and a log burner in the fireplace. The dining room is another spacious room with storage shelves and cupboards to either side of the chimney breast. This room is open to the kitchen-breakfast room where there is an attractive contemporary kitchen which overlooks the rear garden and there are French doors leading out to the garden from here.

On the first floor to the rear of the house is the family bathroom which is a luxurious space, a fantastic size with a beautiful contemporary finish.

There are two double bedrooms on this floor. The master bedroom is a fantastic room with two windows, flooding it with light and it offers excellent space stretching across the front of the house. The second bedroom is also an excellent double with the original fireplace adding that lovely touch of character.

On the second floor there is a spacious loft room with built in cupboards.

The rear garden is a fabulous size, ample yet easily manageable, it is West facing and boasts a patio area and lawn. There is a shed and to the rear there is an off street parking space for a small car which can be accessed from the lane to the rear.



This is an excellent location, tucked away from the bustling streets of Mumbles yet only 300m from the sea front promenade and Oysterwharf.

Marks and Spencers is even closer and a village treasure - Mumbles Coffee's Microlot is just around the corner for your morning coffee. The delicious Boo's kitchen is at the end of the road too. This could not be a better location to immerse yourself in the vibrant village life of Mumbles.

Other wonderful things to do that are almost on the doorstep include, Mumbles Nature Reserve and The Coastal Path, Woodville Road offers every opportunity to walk out into nature. Local beaches include Limeslade and Bracelet Bay (1.5 miles) and Langland Bay (0.7 miles on foot). The beautiful Clyne Gardens are only 1.5 miles away also.

This location also offers superb access to Mumbles Road for commuting into Swansea and the M4 beyond, and of course access to all the beaches Gower has to offer!





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Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. Computer generated images are for illustrative purposes only.

