

18 Westcliff, Limeslade, Swansea, SA3 4JN





Nestled in a quiet corner of Limeslade, 18 Westcliff is a lovely two-bedroom detached dormer bungalow offering partial sea views and picturesque vistas of Mumbles Hill. This spacious property is just a short walk from the beautiful Bracelet Bay and its array of amenities, while the vibrant seaside village of Mumbles is only a brief drive away.

Upon entering, there is a welcoming hallway that leads to a well-appointed shower room. The cosy lounge provides a comfortable space for relaxation, featuring ample natural light and views towards the front of the property. The kitchen, fitted with modern appliances, flows seamlessly into the conservatory, which serves as an additional living space and offers lovely garden views. The property boasts two bedrooms, each offering a peaceful retreat. (There is the possibility of adding a third bedroom on the first floor). While the property is in good condition, it offers a fantastic opportunity for modernisation and personalisation.

Externally, the property benefits from driveway parking for two vehicles at the front, ensuring convenient access. The rear garden is predominantly laid to lawn, complemented by patio seating areas ideal for al fresco dining and enjoying the serene surroundings. The garden, like the house offers great potential as there are various opportunities to make more use of the space available.



£319,995 FREEHOLD



Accessed off Westcliff the property offers ample parking on a block paved driveway which leads up to the property. The front door is to the side of the house which enters into a spacious hallway. The shower room is off the hallway and it is a good size.

The entrance hall leads into a spacious reception room to the front of the house which also has french doors leading out to the front creating a lovely bright space. The stairs to the first floor lead off the living room, as does the access to the master bedroom which is a good sized double room.

To the rear of the house there is a modern kitchen which is a square room and offers space for a dining table too. The kitchen is modern and fitted. There is a conservatory on the rear of the house which is West facing and provides additional living space.

On the first floor there is a fabulous open plan living space (which could be partitioned to create a third bedroom), this area has a lovely view over limeslade and Mumbles Hill and out to sea. There is also a bedroom on the first floor too.

The rear garden is rather overgrown currently and offers great potential for opening up. It is a lovely private space which is South facing and level. There is a shed and a raised patio in the rear garden.















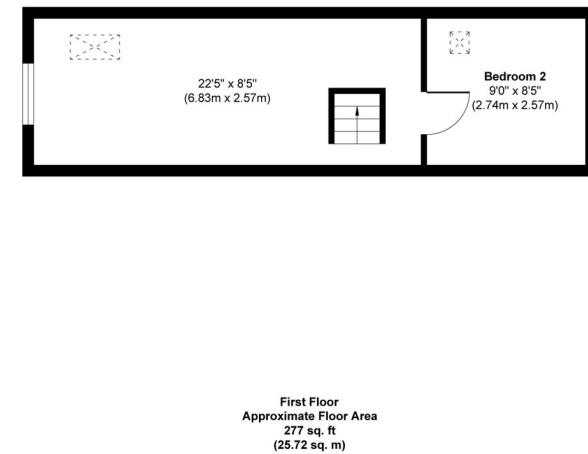
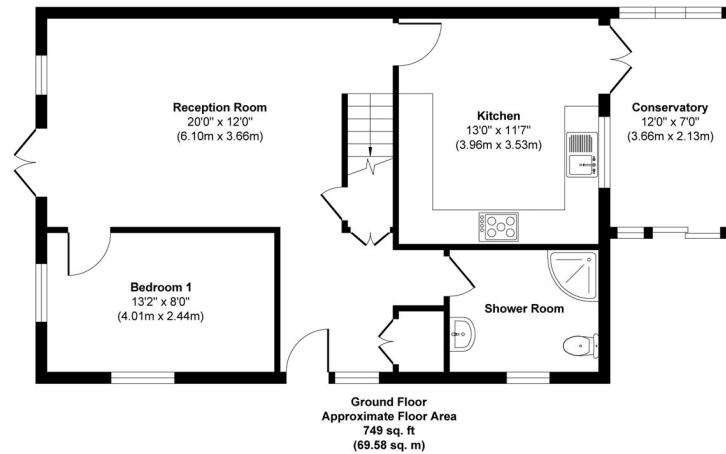








## 18 Westcliff, Mumbles



**Approx. Gross Internal Floor Area 1026 sq. ft / 95.36 sq. m**

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

Produced by Elements Property

◇ The property is **FREEHOLD**

The property is connected to mains drainage, electrics and water. The central heating is via LPG.

The Council Tax Band is C (£1,784p.a.)

The EPC rating is F



Living in Limeslade, Mumbles offers a blend of coastal charm and practical convenience, making it an attractive choice for a holiday home or for families and professionals alike.

Nestled near the scenic Swansea Bay, residents enjoy stunning seaside views and a variety of outdoor activities such as beachcombing, sailing, and coastal walks along the picturesque Mumbles seafront and Bracelet Bay. The vibrant local community boasts an array of quaint cafes, boutique shops, and delightful restaurants, providing ample leisure options.

Commuting is relatively straightforward, with Swansea city center just a short drive or bus ride away, making it ideal for those working in the city, at Swansea University or Singleton Hospital. Additionally, Limeslade falls within the catchment area of several well-regarded schools, ensuring excellent educational opportunities for families.

This unique combination of natural beauty, local amenities, and strong connectivity makes Limeslade a desirable place to call home.







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