



**MELANIE ANDERSON**  
Independent Estate Agents POWERED BY **exp** UK

# Village Lane, Mumbles, Swansea, SA3 4EB

£275,000

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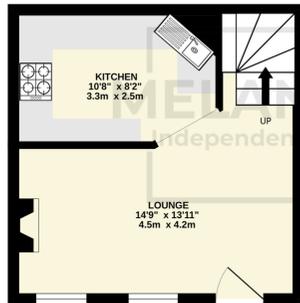
- Quaint Two Bedroom Fishermans Cottage
- Fully Refurbished Throughout
- Open Plan Living Space
- First Floor Modern Shower Room
- Raised Patio Area with Outstanding Sea Views
- No Onward Chain
- Iconic Street in the Heart of Mumbles
- Gateway to Gower
- Easy Access to Swansea City Centre
- Freehold



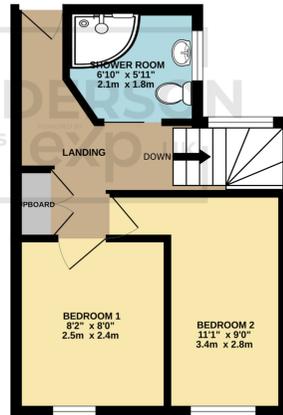
Rare opportunity to acquire this quaint two bedroom fishermans cottage on one of the most iconic streets in the heart of Mumbles. Fully refurbished throughout to include sash windows, new kitchen and shower room and landscaped raised garden with outstanding sea views of Mumbles. This would make an ideal second home, holiday home or downsize. Situated in Mumbles which offers an array of boutique shops, cafes, bars and restaurants. Easy access into the award winning Gower Peninsula along with many popular beaches and clifftop walks. Easy access to Swansea City Centre and Singleton Hospital. Viewing comes highly recommended. Freehold. No chain.



GROUND FLOOR  
214 sq.ft. (19.8 sq.m.) approx.

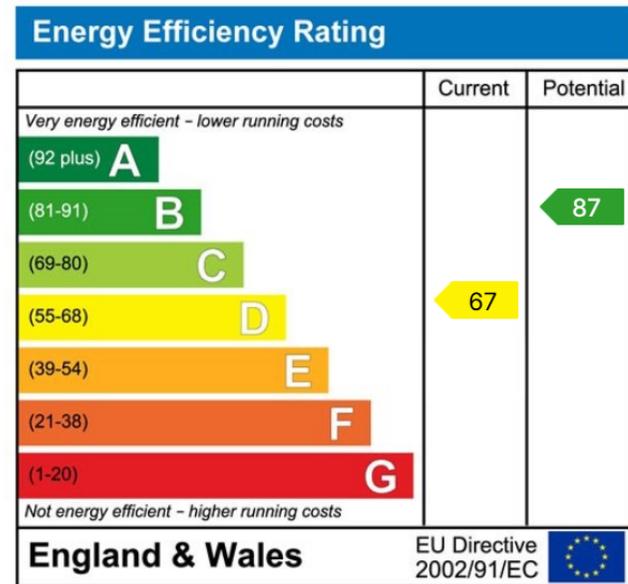


1ST FLOOR  
261 sq.ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA: 474 sq.ft. (44.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Swansea, Mumbles & Cower

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