



## 18 Devon Place, Mumbles, Swansea, City & County Of Swansea, SA3 4DR

**Offers Over £400,000**

Nestled in the picturesque heart of Mumbles, this exquisite four-bedroom mid-terraced property presents an exceptional opportunity to embrace coastal living at its finest. Boasting stunning sea views that encompass the tranquil beauty of Swansea Bay, this residence seamlessly blends comfort, elegance, and panoramic vistas to create a truly captivating living experience.

Key Features:

Bedrooms: This charming property features four generously sized bedrooms distributed across three levels, offering ample space for families or those seeking a spacious home. Each bedroom boasts its own unique charm and character.

### Entrance

Via a composite door into the porch.

### Porch

With a stained glass hardwood door into the hallway.

### Hallway

With stairs to the first floor. Door to the dining room. Radiator.

### Dining Room 11'11" x 12'0" (3.646 x 3.661 )



With an opening to the lounge. Radiator. Double glazed PVC door to the rear. Opening to the kitchen. Door to under stairs storage.

### Dining Room



### Lounge 10'7" x 11'10" (3.249 x 3.625 )



With a double glazed bay window to the front offering partial sea views of Swansea Bay. Radiator.

### Lounge



### Lounge

### Kitchen 7'4" x 8'11" (2.247 x 2.719 )



With a double glazed window to the rear. A well appointed kitchen fitted with a range of base and wall units, running work surface incorporating a one and a half bowl Lamona sink and drainer unit. Four ring Neff induction hob with extractor hood over. Integral oven & grill. Integral dishwasher. Integral washing machine. Space for fridge/freezer. Spotlights. Heated towel rail. Opening to the pantry.

#### Kitchen



#### First Floor

##### Landing

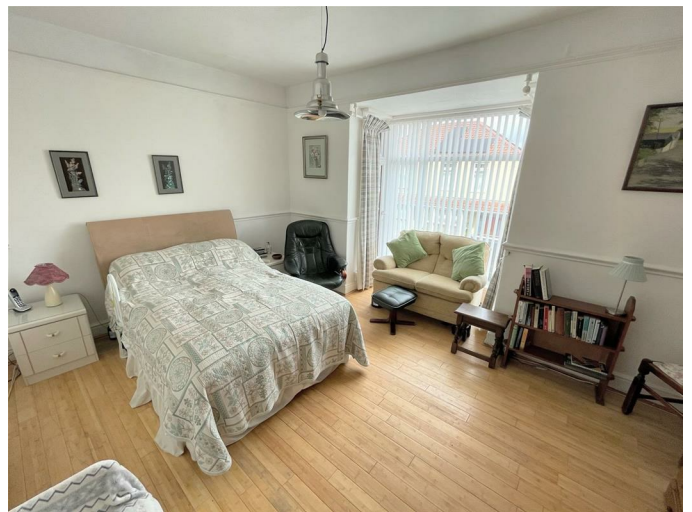
With a door to the shower room. Doors to bedrooms three and four. Stairs to the second floor.

### Shower Room 6'5" x 8'10" (1.963 x 2.717 )



With a frosted double glazed window to the rear. Suite comprising; corner walk in shower with oversized shower head above. Low level w/c. Wash hand basin. Chrome heated towel rail.

### Bedroom Three 10'2" x 15'1" (3.119 x 4.622 )



With a double glazed bay window to the front offering sea views of Swansea bay. Radiator.

### Bedroom Three



### Bathroom 7'4" x 8'11" (2.236 x 2.721 )



### Bedroom Four 12'2" x 9'7" (3.709 x 2.935)



With a frosted double glazed window to the rear. Suite comprising; bathtub. Low level w/c. Wash hand basin. Chrome heated towel rail. Part tiled walls.

### Bedroom One 10'9" x 15'1" (3.289 x 4.605)



With a double glazed window to the rear. Radiator.

### Second Floor

#### Landing

With a door to the bathroom. Doors to bedrooms one and two. Loft access.

With a double glazed window to the front offering breathtaking sea views of Swansea Bay. Radiator.

**Bedroom One**



**View**



**Bedroom One**



**View**



**View**

**Bedroom Two 12'4" x 9'5" (3.764 x 2.891 )**



With a double glazed window to the rear. Radiator.

**Bedroom Two**



**External**

**Front**

You have a courtyard garden home to a variety of flowers and shrubs.

**Another Aspect**

**Rear**



You have an enclosed courtyard garden with room for tables and chairs. Gate to the rear lane. Door to the outbuilding.

**Rear**



## Rear



### **Council Tax Band**

Council Tax Band - F

Council Tax Estimate - £2,575

### **Tenure**

Freehold.

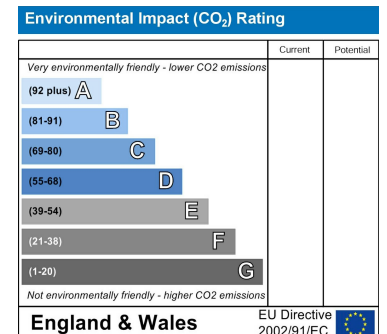
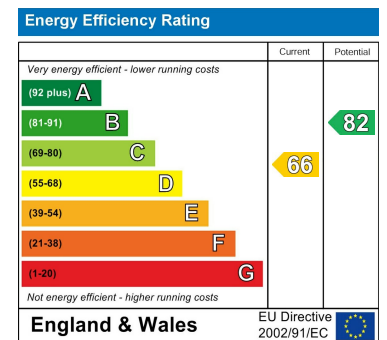
## Floor Plan



## Area Map



## Energy Efficiency Graph



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 of representation 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.