



## 18 Limeslade Drive, Mumbles, Swansea, City & County Of Swansea, SA3 4JR

**£210,000**

Two-bedroom holiday chalet offers an incredible coastal living experience with breathtaking sea views and panoramic vistas of Mumbles Lighthouse. Situated in an enviable location, the property boasts some of the best views in the area, making it a perfect retreat for beach lovers and those seeking tranquility by the sea.

Located just a stone's throw away, Bracelet Bay offers a picturesque coastal setting, inviting residents to take leisurely strolls along the sandy beach or enjoy the tranquility of the seaside. Additionally, the amenities of Mumbles, including shops, restaurants, and cafes, are conveniently within walking distance, providing easy access to local conveniences and entertainment options.

The property is being sold with no chain, allowing for a smooth and hassle-free purchase process. Furthermore, the chalet benefits from being freehold with 12-month holiday occupancy, providing flexibility for personal use or potential income generation through holiday rentals. EER-E47



### Entrance

Via a double glazed PVC door into the porch.

### Porch

With double glazed windows to the front, side and rear. Frosted double glazed PVC door into the hall. Plumbing for washing machine.

### Hall

With an opening to the kitchen. Opening to the lounge/dining room. Door to storage cupboard.

### Kitchen 7'2" x 7'2" (2.198 x 2.189 )



With a double glazed window to the side. Well appointed kitchen fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Space for cooker. Space for fridge/freezer. Tiled floor. Part tiled walls.

### Kitchen



### Lounge/Dining Room 14'3" x 9'11" (4.360 x 3.039 )



With a door to the inner hall. Double glazed window to the side. Double glazed window to the front offering breathtaking sea views of Swansea Bay and views of Mumbles Lighthouse. Wall mounted electric convector heater. Wall mounted electric heater.

### Lounge/Dining Room



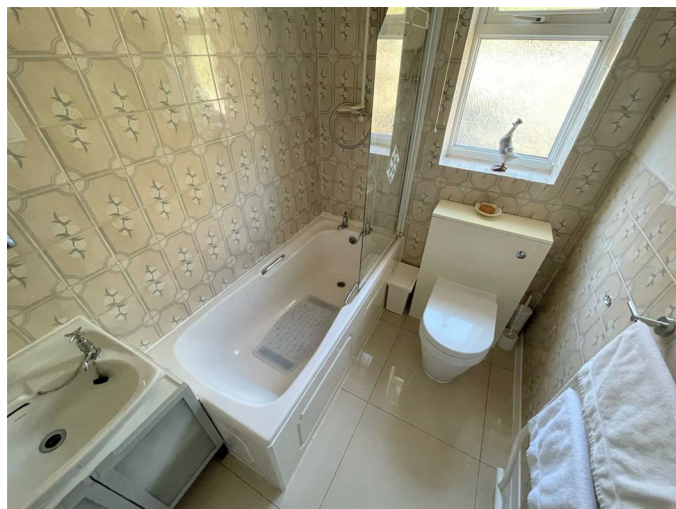
### View



### Inner Hall

With a door to the airing cupboard. Door to the bathroom. Doors to bedrooms. Loft access.

### Bathroom 7'9" x 5'6" (2.368 x 1.688 )



With a frosted double glazed window to the rear. Suite comprising; bathtub with shower over. Low level w/c. Wash hand basin. Electric heater. Tiled floor. Tiled walls. Extractor fan.

### Bedroom One 7'10" x 9'9" (2.407 x 2.987 )



With a double glazed window to the front offering breathtaking sea views of Swansea Bay. Wall mounted electric convector heater. Doors to built in wardrobe.



### Bedroom One



### Bedroom Two 10'1" x 9'10" (3.074 x 3.012 )



### View



With a double glazed window to the rear. Wall mounted electric convector heater. Doors to built in wardrobe.

### Bedroom Two



### External



### Another Aspect



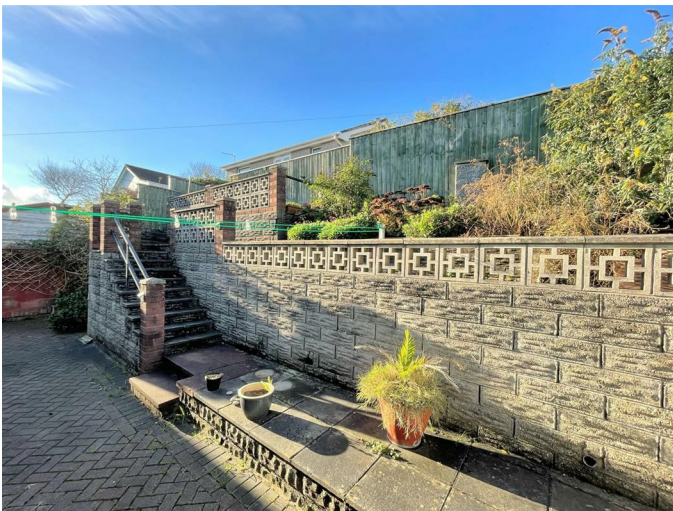
### Rear



### Front

You have a raised patio seating area offering sea views of Swansea Bay and Mumbles Lighthouse. Driveway parking for three vehicles.

### Rear



Seating area with steps leading up to a raised patio seating area with ample room for tables and chairs. Beautiful aspect offering sea views of Swansea Bay and Mumbles Lighthouse.

### View From Raised Seating Area



### Council Tax Band

Council Tax Band - B

Council Tax Estimate - £1,386

### Tenure

Freehold.

### Area

## Area



## Area



## Floor Plan



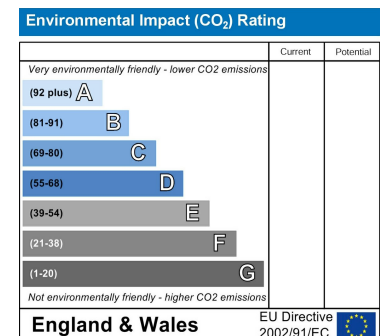
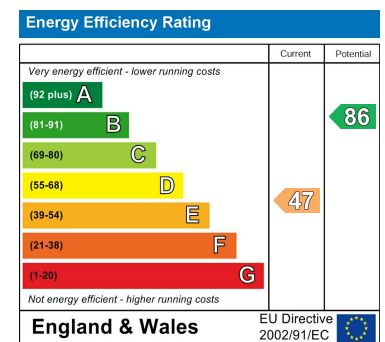
Total area: approx. 51.2 sq. metres (551.5 sq. feet)

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## Area Map



## Energy Efficiency Graph



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