



## 632, The Blue House Mumbles Road, Mumbles, Swansea, City & County Of Offers Over £295,000

Nestled within the vibrant embrace of the seaside village of Mumbles, this impeccably presented two-bedroom, two-bathroom mid-terrace property invites you to experience coastal living at its finest. Set in an enviable location, this home boasts both charm and convenience, offering a delightful combination of modern comfort and seaside allure.

Location: Perfectly situated in the heart of the bustling seaside village of Mumbles, this property encapsulates the essence of coastal living, surrounded by the lively atmosphere and convenience of local amenities.

Size: Spanning a generous floor area of 910.2 square feet, this residence provides ample space for comfortable living, accentuated by thoughtfully designed interiors.

### Entrance

Via a composite door into the porch.

### Porch

With a glazed hardwood door into the open plan lounge/dining room.

### Open Plan Lounge/Dining Room 27'5" x 17'5" (8.378 x 5.334)



With stairs to the first floor. Two radiators. Spotlights. Door to under stairs storage. Double glazed window to the front. Double glazed window to the rear. Sliding door to the kitchen. Feature wall mounted electric fire. Running work surface with a sink and drainer unit. Plumbing for washing machine. Integral dishwasher.

### Open Plan Lounge/Dining Room



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### Open Plan Lounge/Dining Room



**Kitchen 6'11" x 9'2" (2.115 x 2.799 )**



With a double glazed window and double glazed PVC door to the rear courtyard area. The kitchen is fitted with a range of base and wall units, running work surface incorporating a four ring induction hob with extractor hood over. Integral oven & grill. Space for fridge/freezer. Tiled floor.

**Kitchen**

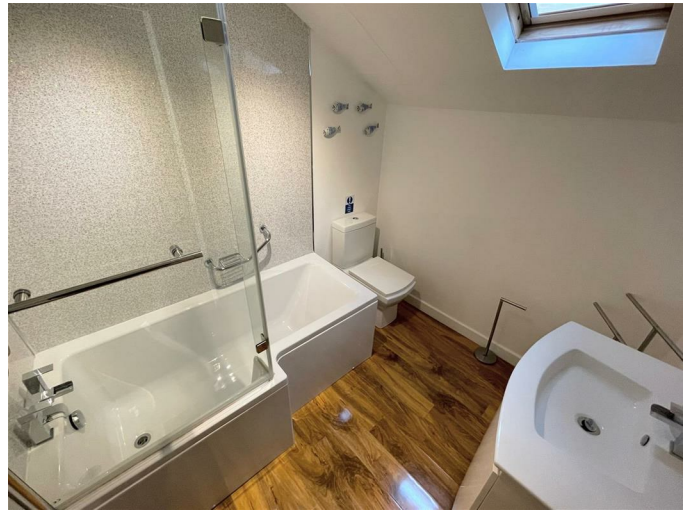


**First Floor**

**Landing**

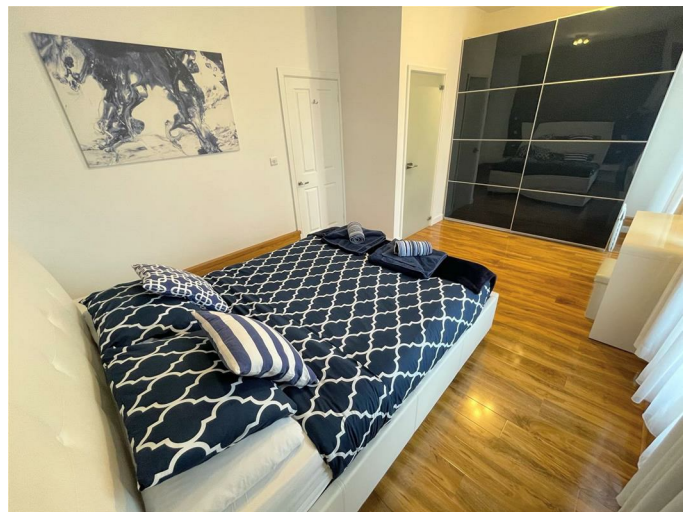
With a door to the bathroom. Doors to bedrooms.

**Bathroom 6'7" x 7'7" (2.016 x 2.330 )**



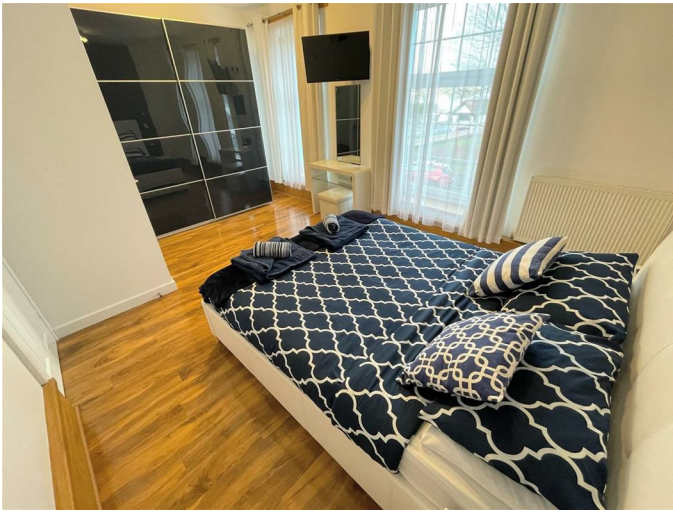
With a Velux roof window to the rear. A well appointed suite comprising; bathtub with shower over. Low level w/c. Wash hand basin. Chrome heated towel rail.

**Bedroom One 18'2" x 11'1" (5.558 x 3.384)**



With two double glazed windows to the front offering partial sea views. Radiator. Door to en-suite.

**Bedroom One**



**En-Suite 6'1" x 6'3" (1.871 x 1.930 )**



Well appointed with a corner shower cubicle. Low level w/c. Wash hand basin. Chrome heated towel rail. Extractor fan.

**Bedroom One**



**Bedroom Two 12'7" x 9'9" (3.855 x 2.982 )**



With a Velux roof window to the rear. Radiator.

## Bedroom Two



## External

Rear courtyard area.

## View



## Services & Flood Risk

Mains electric. Mains sewerage. Mains water. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone. High risk - flooding from surface water and small watercourses. Risk greater than 3.3% chance each year.

## Council Tax Band

Currently subject to business rates, as classified under holiday let rules.

## Tenure

Freehold.

## Area

*Ask The Agents*  
Where do I go when I need.....



Groceries?  
Marks & Spencers



Beach?  
Swansea Bay



Walks?  
The Sea Front Promenade



Schools?  
Oystermouth Primary School  
Bishop Gore Comprehensive School



Coffee?  
Mumbles Cofee



Pub?  
The White Rose  
The Pilot

## Floor Plan



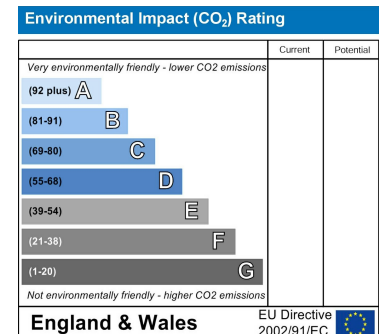
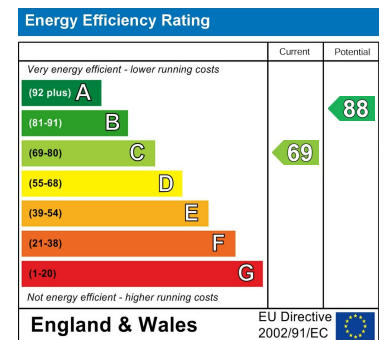
Total area: approx. 84.6 sq. metres (910.2 sq. feet)

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## 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.