



## 31 Castle Road, Mumbles, Swansea, City & County Of Swansea, SA3 5TF

**£375,000**

Set in the heart of Mumbles, and presenting stunning sea and castle views to the rear, this charming double fronted three-bedroom (plus attic room) home, originally constructed in 1837, offers a perfect blend of character and modern comfort.

Upon entering, you're greeted by a large and cosy living room featuring a log-burning stove, providing a warm and inviting atmosphere for relaxation and gatherings. The well appointed kitchen/dining area leads seamlessly to the rear garden, which boasts a patio and lawn area, offering the perfect space for outdoor entertaining or enjoying the lovely sea views.

The first floor features a delightful bathroom with a walk-in shower, adding a touch of luxury to your daily routine. Three bedrooms provide comfortable accommodation, while stairway access leads to the attic room.

## Entrance

Via a hardwood door into the lounge.

**Living Room 23'2" x 18'6" (7.075 x 5.647 )**



With a double glazed bay window to the front. Double glazed window to the front. Two radiators. Stairs to the second floor. Door to kitchen. Door to under stairs storage. Feature fireplace. Wood burner set on tiled hearth.

## Living Room



## Living Room



## Living Room



**Kitchen 10'9" x 10'6" (3.295 x 3.210 )**



With steps leading up to the dining area. The kitchen is fitted with a range of base and wall units, running work surface incorporating a ceramic sink with mixer tap over. Integral fridge. Integral freezer. Four ring induction hob. Extractor hood over. Neff oven & grill. Neff dishwasher. Spotlights.

**Kitchen**



**Kitchen**



**Dining Area 11'11" x 8'2" (3.644 x 2.501 )**



With a set of double glazed french patio doors to the rear garden. Sea views of Swansea Bay and beyond. Spotlights.

**First Floor**

**Landing**

With a door to the bathroom. Doors to bedrooms. Stairs to the attic room. Radiator.

**Bathroom 10'0" x 7'4" (3.051 x 2.256 )**



With a double glazed window to the rear offering breathtaking sea views of Swansea Bay. Suite comprising; free standing bathtub. Corner shower cubicle. Low level w/c. Wash hand basin. Tiled floor. Spotlights. Chrome heated towel rail. Extractor fan. Underfloor heating. Bluetooth speaker system.

**Bedroom One 11'1" x 10'7" (3.391 x 3.246 )**



With a double glazed window to the front. Radiator. Doors to built in wardrobes. Spotlights.

**Bedroom One**



**Bedroom Two 12'3" x 10'9" (3.751 x 3.282 )**



With a double glazed window to the rear boasting sea views of Swansea Bay and beyond. Radiator. Door to built in wardrobe.

**Bedroom Three 10'9" x 7'10" (3.286 x 2.401 )**



With a double glazed window to the front. Radiator.

**Attic Room 10'10" x 15'9" (3.323 x 4.811 )**



With two Velux roof windows to the rear offering panoramic sea views of Swansea Bay. Doors to eaves storage.

**External**

**Front**

You have a raised low maintenance gravelled garden.

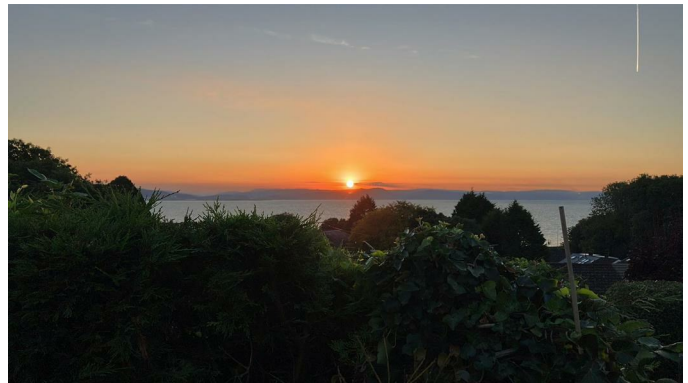
**Rear**

You have a patio seating area with room for tables and chairs. Lawned garden.

**Views**



**Views**



**Aerial Aspect**



## Aerial Aspect



## Aerial Aspect



## 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

## Services

Mains Gas

Mains Electric

Mains Water

Mains Sewerage

Moderate Phone Signal available with O2, EE, 3 and Vodafone

Ultrafast broadband available

## Council Tax Band

Council Tax Band - D

## Tenure

Freehold.

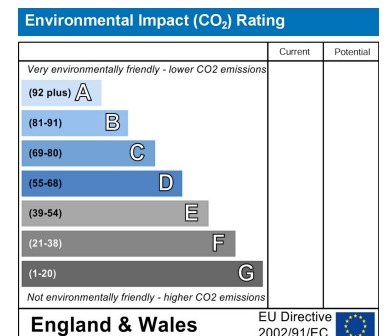
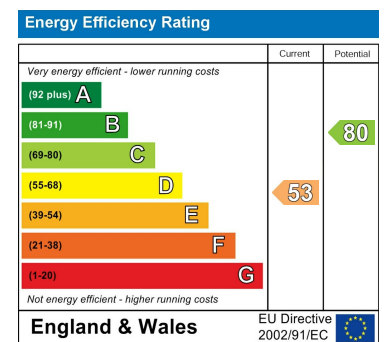
## Floor Plan



## Area Map



## Energy Efficiency Graph



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