



4 Rockhill, Mumbles, Swansea, City & County Of Swansea, SA3 4ED

£275,000

Positioned just moments from the picturesque seafront promenade, this charming fisherman's cottage offers a delightful coastal lifestyle. Boasting a beautifully presented interior, the property is designed for modern living and enjoys convenient access to the vibrant village of Mumbles.

The ground floor welcomes you with an inviting open-plan layout, comprising a cozy living room, a dining area, and a contemporary kitchen equipped with modern amenities.

Ascending to the first floor, you'll find two double bedrooms and a bathroom. Additionally, the first floor grants access to a rear decked garden, ideal for alfresco dining and enjoying the sea views.

Entrance

Entered via a frost double glazed UPVC door to front.

Living Room 11'10" x 11'8" max (3.63m x 3.56m max)



Double glazed window to front offering some sea views. Log effect electric fireplace set on a slate hearth with wood surround. Radiator. Opening & step to kitchen/dining room.

Living Room



Living Room



Kitchen/Dining Room

Dining Area 10'9" x 8'2" (3.30m x 2.49m)



Stairs to first floor. Radiator.

Kitchen 10'0" x 4'7" (3.05m x 1.42m)



Two double glazed windows to the rear. The kitchen is fitted with a range of base and wall units, running work surface incorporating a one and a half stainless steel sink and drainer unit with mixer tap over. Space for washing machine and space for dishwasher. Four ring induction hob. Integrated oven. Cupboard housing combi boiler. Extractor fan.

Kitchen



Landing



Doors to bedroom one, two and bathroom. Chrome heated towel rail. Access to loft

Bedroom One 10'5" x 10'4" (3.18m x 3.15m)



Double glazed window to front with views over Swansea Bay. Radiator. Wood flooring.

Bedroom Two 9'6" x 9'1" (2.92m x 2.79m)



Double glazed window and patio door to rear garden. Radiator. Wood flooring.

Bedroom Two



Bathroom



Double glazed frosted window to side. A three piece suite comprising a W.C and wash hand basin set in vanity unit and bath with electric shower over. Radiator. Part tiled walls. Extractor fan.

External

Steps leading to the property with wrought iron railing to side. Externally there is a south facing communal garden.

Garden



Decked steps leading to a decked seating area with sea views.

Communal Garden



Communal Garden



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

Phone Signal available with O2, EE, 3 and Vodafone

Ultrafast broadband available

Floor Plan



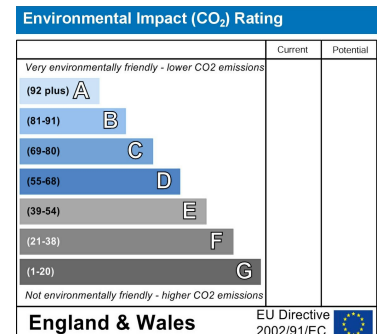
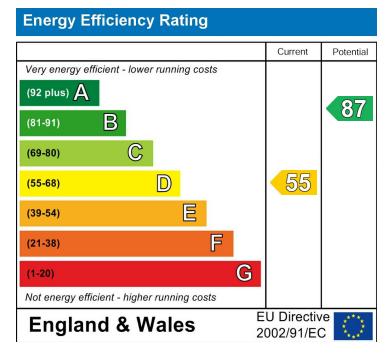
Total area: approx. 50.2 sq. metres (540.2 sq. feet)

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Plan produced using PlotUp.

Area Map



Energy Efficiency Graph



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