



## 7 William Street, Mumbles, Swansea, City & County Of Swansea, SA3 4LJ

**Offers Over £325,000**

Welcome to the epitome of seaside living! Nestled in the vibrant heart of the bustling village of Mumbles, this charming three-bedroom end of terrace property offers a unique blend of convenience and tranquility. Boasting stunning sea views and a picturesque backdrop of Oystermouth Castle from the third bedroom, this residence promises a lifestyle that captures the essence of coastal living.

Situated on a cozy plot measuring 0.02 acres, this property is an ideal choice for those seeking to downsize, make a sound investment, or acquire a delightful second home. The absence of an onward chain ensures a smooth and hassle-free transition for the new owners.

The accommodation spans an impressive 926 square feet, providing a perfect balance of space and comfort. The ground floor welcomes you with a charming porch leading into a spacious lounge/dining room, creating an

### Entrance

Via a double glazed PVC door into the porch.

### Porch

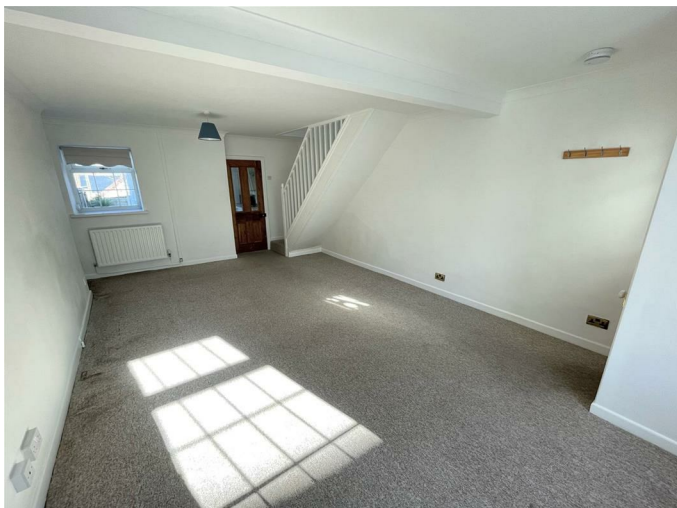
With a glazed door into the lounge/dining room.

### Lounge/Dining Room 22'2" x 13'11" (6.778 x 4.245 )



With a double glazed window to the front. Double glazed window to the rear. Stairs to the first floor. Two radiators. Door to the kitchen.

### Lounge/Dining Room



### Lounge/Dining Room



### Lounge/Dining Room



### Kitchen 10'5" x 8'5" (3.179 x 2.576 )



With a double glazed window to the side. Opening to the rear lobby. Tiled floor. The kitchen is fitted with a range of base and wall units, running wood block work surface incorporating a one and a half bowl porcelain sink with mixer tap over. Integral dishwasher. Space for American style fridge/freezer. Four ring Lamona gas hob with extractor hood over. Lamona oven & grill. Plumbing for washing machine.

#### Kitchen



#### Rear Lobby

With a door to the bathroom. Frosted double glazed PVC door to the side.

### Bathroom 5'9" x 8'8" (1.774 x 2.655 )



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

#### First Floor

#### Landing

With doors to bedrooms. Loft access.

### Bedroom One 12'11" x 9'0" (3.961 x 2.761 )



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

### Bedroom One



### Bedroom Two



### Bedroom Two 13'4" x 7'10" (4.076 x 2.399 )



With a double glazed window to the rear. Double glazed window to the side. Radiator.

### Bedroom Three 10'6" x 8'6" (3.201 x 2.603 )



With a double glazed window to the side. Double glazed PVC door to the rear raised seating area boasting sea views and views of Oyster-mouth Castle. Radiator.

### Bedroom Three



### Another Aspect



### External

#### Rear



You have a low maintenance patio garden.

### Another Aspect



### Services

Mains electric. Mains sewerage. Mains water. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone.

### Council Tax Band

Council Tax Band - E

### Tenure

Freehold.

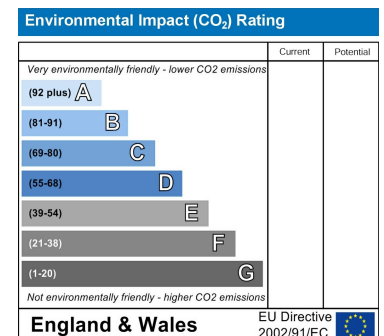
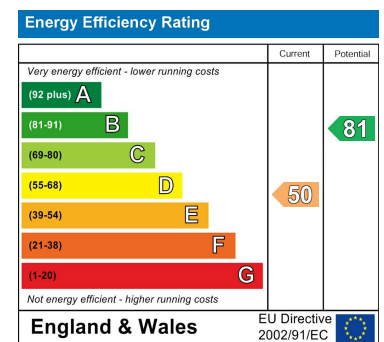
## Floor Plan



## Area Map



## Energy Efficiency Graph



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