



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

Offers Over £250,000

Nestled in the heart of Mumbles, this characterful two-bedroom fisherman's cottage presents an exceptional opportunity to own a coastal property, ideally situated just moments away from the seafront promenade and Mumbles village.

One of the standout features of this property is its access to beautifully maintained communal gardens, offering a peaceful retreat to unwind and bask in nature's beauty. Additionally, residents parking is also available.

Tucked away from the bustling streets, the cottage offers a private and serene escape from the daily grind whilst being within easy access of amenities including restaurants, shops, bus services and more.

Entrance

Via a hardwood stable door into the lounge.

Lounge 11'8" x 10'6" (3.576 x 3.214)



With stairs to the first floor. Opening to the kitchen. Double glazed window to the front. Radiator. Gas fire set on tiled hearth.

Lounge



Lounge



Kitchen 8'3" x 10'9" (2.525 x 3.298)



With a double glazed PVC door to the rear courtyard. Frosted glazed door to the shower room. The kitchen is fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Four ring AEG hob with oven & grill under. Extractor hood over. Space for washing machine. Space for fridge/freezer. Radiator.

Kitchen



Kitchen



Shower Room 5'0" x 4'6" (1.549 x 1.383)



With a skylight. Corner shower cubicle. Low level w/c. Wash hand basin. Chrome heated towel rail. Spotlights. Extractor fan. Tiled walls.

First Floor

Landing

With doors to bedrooms one and two.

Bedroom One 13'8" x 10'6" (4.175 x 3.210)



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

Bedroom One



Bedroom Two



Bedroom Two 7'5" x 10'10" (2.276 x 3.314)



With a double glazed window to the rear. Radiator. Door to airing cupboard.

External



There is a communal lawned garden offering views towards Oystermouth Castle and across Mumbles Bay and beyond. Small courtyard area off the kitchen.

External



Communal Gardens



Communal Gardens



Another Aspect



Council Tax Band

Council Tax Band - D

Council Tax Estimate - £1,782

Tenure

Freehold.

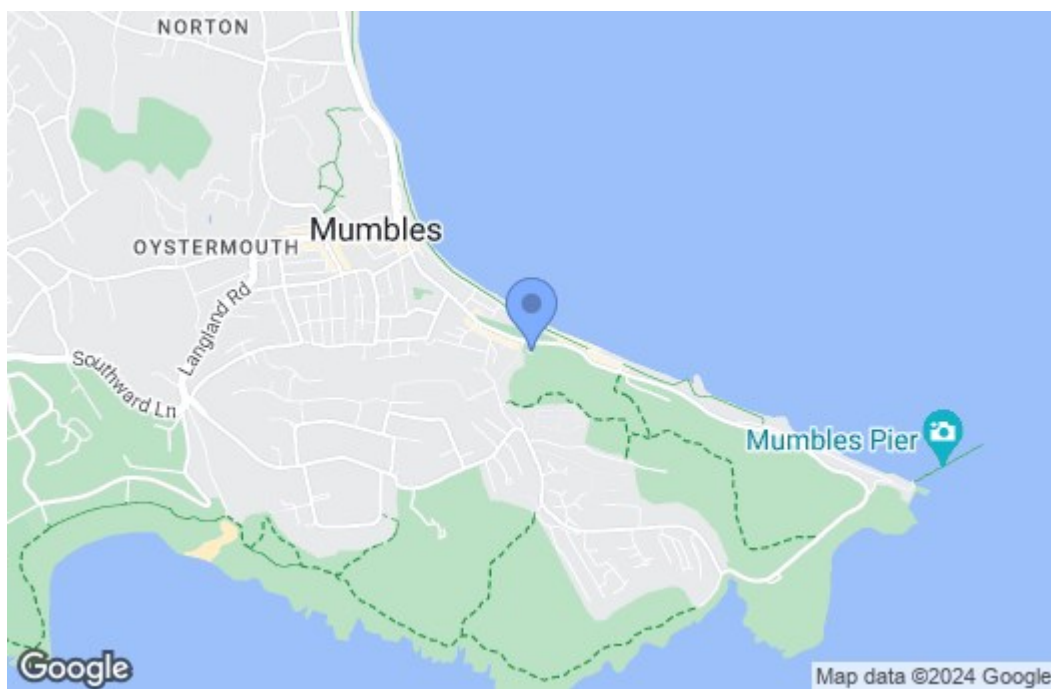
Floor Plan



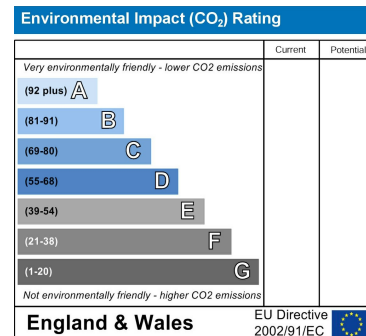
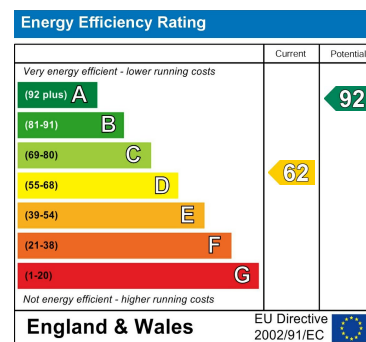
Total area: approx. 44.3 sq. metres (476.7 sq. feet)

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Plan produced using PlanItip.

Area Map



Energy Efficiency Graph



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