



700 Mumbles Road, Mumbles, Swansea, City & County Of Swansea, SA3 4EH

£310,000

Nestled within the idyllic seaside village of Mumbles, this captivating two-bedroom terraced property offers an enchanting blend of coastal living and modern convenience. Situated in the heart of the village, residents will relish in the vibrant atmosphere, scenic coastal walks, and the allure of Swansea Bay just moments away.

The ground floor seamlessly flows into a well appointed kitchen/dining room, offering a perfect space for culinary adventures and gatherings with loved ones. Adjacent, a convenient utility room and cloakroom provide practicality and ease to everyday living, ensuring a clutter-free environment.

Ascending to the first floor, discover a tastefully designed living room, exuding comfort and relaxation with its inviting ambiance and ample natural light. Completing this level is a well-appointed bathroom, offering a

Entrance

Via a frosted double glazed PVC door into the porch.

Porch

With a frosted glazed hardwood door into the hallway.

Hallway



With stairs to the first floor. Door to the kitchen/dining room. Radiator.

Kitchen/Dining Room 22'2" x 9'3" (6.781 x 2.823)



With a door to the utility room. Double glazed window to the front offering partial sea views of Mumbles Bay. Two radiators. The kitchen is fitted with a range of base and wall units, running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Rangemaster cooker. Space for fridge/freezer. Extractor hood.

Kitchen/Dining Room



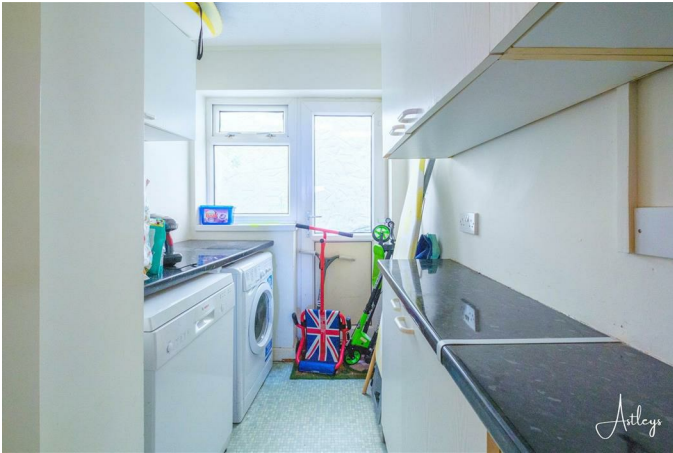
Kitchen/Dining Room



Kitchen/Dining Room



Utility Room 11'6" x 5'11" (3.514 x 1.818)



With a double glazed PVC door to the rear. Double glazed window to the rear. Sliding door to the cloakroom. Radiator. Running work surface with plumbing for washing machine. Space for tumble dryer.

Cloakroom 6'6" x 2'5" (1.999 x 0.754)

With a W/C. Wash hand basin.

First Floor

Landing

With a door to the living room. Door to the bathroom. Frosted glazed hardwood door to the raised seating area. Stairs to the first floor.

Living Room 10'5" x 13'6" (3.196 x 4.116)



With a double glazed window to the front offering sea views of Mumbles Bay. Radiator.

Living Room



Bathroom 11'11" x 7'3" (3.657 x 2.217)



With a frosted double glazed window to the rear. Suite comprising; bathtub with shower over. W/C. Wash hand basin. Radiator.

Second Floor

Bedroom One 10'9" x 13'7" (3.280 x 4.148)



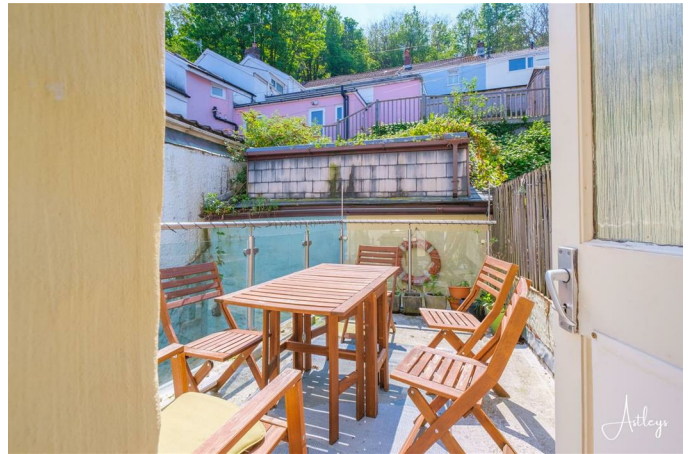
With a double glazed window to the front offering sea views of Mumbles Bay. Radiator.

Bedroom Two 11'9" x 7'2" (3.586 x 2.200)

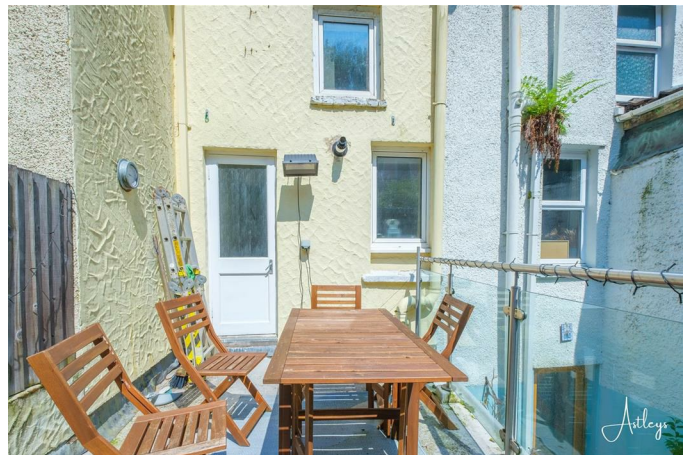


With a double glazed window to the rear. Radiator.

Rear



Rear



Aerial



Aerial



Services

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone. Flooding from the sea - risk between 0.5% and 3.3% chance each year.

Council Tax Band

Council Tax Band - E

Tenure

Freehold.

Agents Note

Residents parking available.

Floor Plan



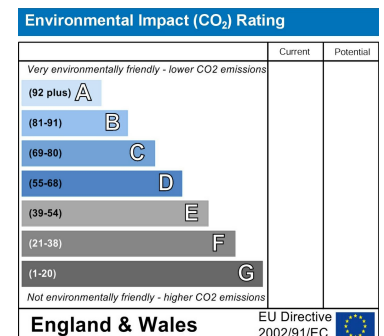
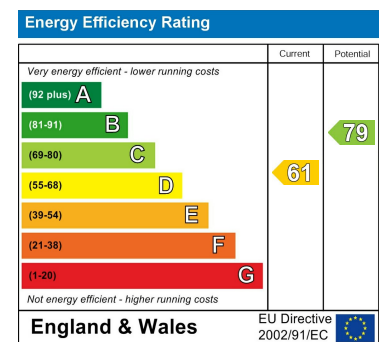
Total area: approx. 100.3 sq. metres (1079.6 sq. feet)

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Plan produced using Planity.

Area Map



Energy Efficiency Graph



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