



8 Park Avenue, Mumbles, Swansea, City & County Of Swansea, SA3 4DU

Offers Over £375,000

Welcome to your seaside retreat in the heart of Mumbles village, where the rhythm of the waves and the beauty of Mumbles Bay greet you every day. This charming three-bedroom semi-detached property offers not only a cozy haven but also breathtaking sea views, making every moment a serene coastal escape.

As you step inside, you are welcomed by a spacious hallway leading to a warm and inviting lounge, perfect for relaxing evenings or entertaining guests. Adjacent is the kitchen/dining room, providing a delightful space for culinary adventures with a backdrop of the sea beyond.

Venture upstairs to discover the accommodation thoughtfully arranged across the first floor. A bright and airy bathroom awaits, alongside three bedrooms offering comfort and tranquility. Bedroom one boasts

Entrance

Via a hardwood door with frosted glazed side panel into the hallway.

Hallway



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

Lounge 10'9" x 11'7" (3.288 x 3.545)



With a double glazed bay window to the front. Radiator. Feature fireplace.

Lounge



Kitchen/Dining Room 12'3" x 17'1" (3.735 x 5.208)



With a double glazed window to the rear offering partial sea views of Mumbles Bay. Set of double glazed French doors to the rear garden. 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. Four ring gas hob with oven & grill under. Extractor hood over. Space for American style fridge/freezer. Integral dishwasher. Radiator. Door to storage cupboard.

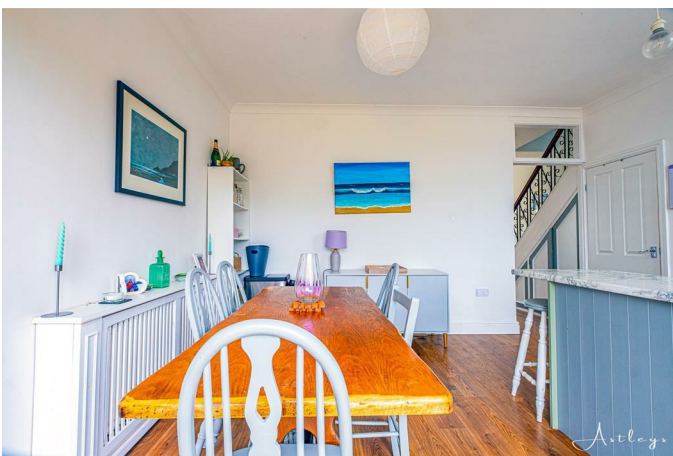
Kitchen/Dining Room



Kitchen/Dining Room



Kitchen/Dining Room



First Floor

Landing

With a door to the bathroom. Doors to bedrooms.

Bedroom One 11'10" x 12'0" (3.619 x 3.662)



With a double glazed window to the rear offering sea views of Mumbles Bay and beyond. Radiator. Doors to built in wardrobe.

Bedroom One



Bedroom Two 11'10" x 8'9" (3.620 x 2.685)



With a double glazed window to the front. Radiator.

Bedroom Two



Bedroom Three 11'10" x 7'8" (3.626 x 2.352)



With a double glazed window to the front. Radiator.

Bathroom 7'5" x 5'3" (2.281 x 1.607)



With a frosted double glazed window to the rear. Suite comprising; bathtub with shower over. W/C. Wash hand basin. Extractor fan. Spotlights. Chrome heated towel rail.

External

Front

You have side access to the rear.

Rear

You have a lawned garden leading to a raised decked seating area. Further decked seating area. Partial sea views of Mumbles Bay.

Rear Garden



Another Aspect



Rear Garden



Another Aspect



Rear Garden



Aerial Aspect



Services

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

Council Tax Band

Council Tax Band - E

Tenure

Freehold.

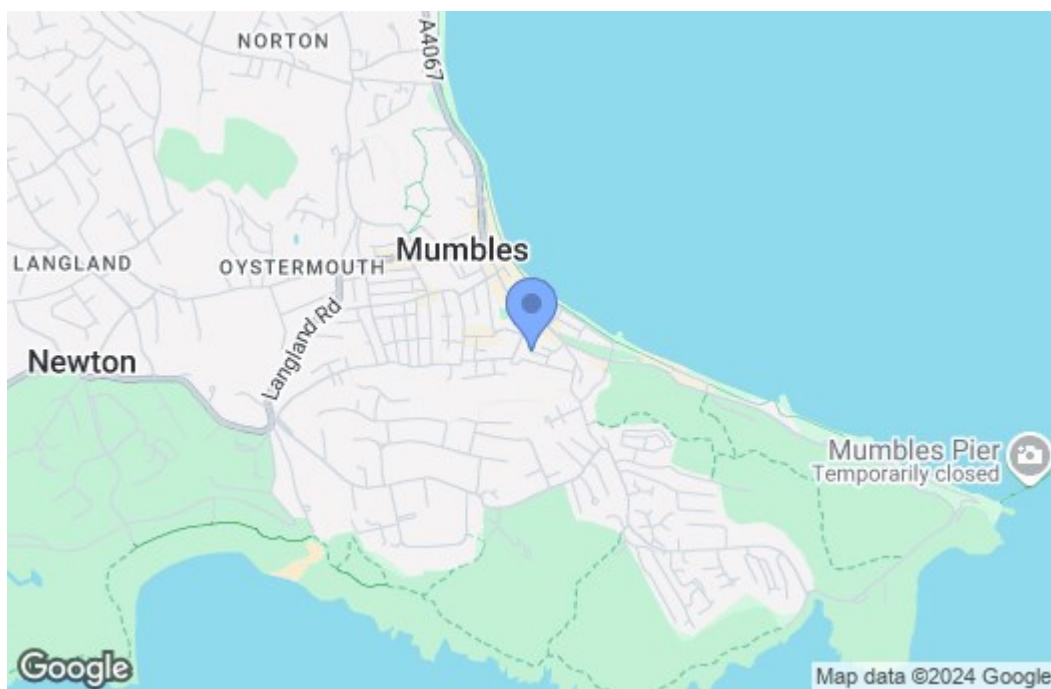
Floor Plan



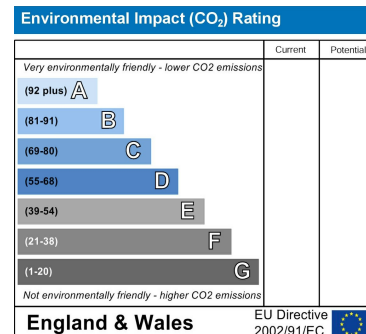
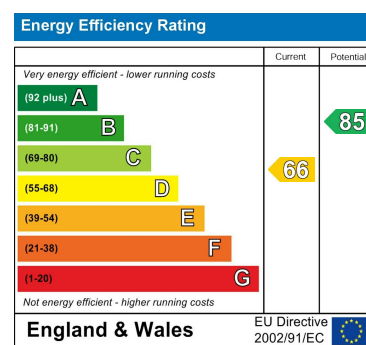
Total area: approx. 80.3 sq. metres (864.8 sq. feet)

Astleys use all reasonable endeavours to supply accurate property information in line with the consumer protection from unfair trading regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The numbers in these particulars should be independently verified by prospective purchasers and it should not be assumed this property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. Floor plan is not to scale and is for illustrative purposes only.
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.