



25 Thistleboon Road, Mumbles, Swansea, City & County Of Swansea, SA3 4HE

£325,000

Nestled within the quaint seaside village of Mumbles, this charming three-bedroom terraced property offers a delightful blend of coastal living and modern comfort. Boasting picturesque sea views of Mumbles Bay from the primary bedroom, this residence presents an idyllic retreat for those seeking tranquility by the shore.

Located in the heart of Mumbles, renowned for its scenic beauty and vibrant community atmosphere, this property provides captivating vistas of Mumbles Bay from bedroom one, allowing residents to wake up to the soothing sight of the rolling waves.

Spanning across three floors, the property offers ample space for comfortable living. The ground floor features a welcoming hallway leading to a dining room, lounge, kitchen, and lean-to, providing versatile areas for

Entrance

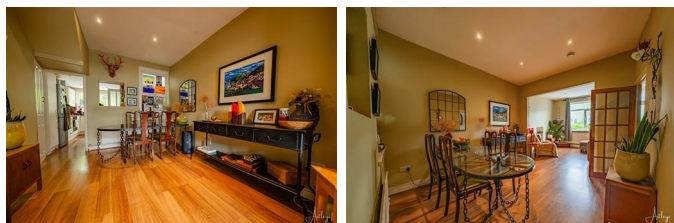
Via a frosted double glazed PVC door into the hallway.

Hallway



With stairs to the first floor. Door to the lounge. Door to the dining room. Tiled floor.

Dining Room 12'3" x 10'8" (3.758 x 3.264)



With a door to the under stairs storage. Opening to the lounge. Opening to the kitchen. Spotlights.

Dining Room

Lounge 10'10" x 10'11" (3.313 x 3.352)



With a double glazed window to the front. Feature wood burner set on slate hearth. Radiator.

Lounge



Lounge



Kitchen 11'4" x 7'10" (3.475 x 2.400)



With a set of double glazed windows to the rear. Door to the lean-to. The kitchen is fitted with a range of base and wall units, running work surface incorporating a one and a half bowl sink and drainer unit with mixer tap over. Four ring gas hob with oven & grill under. Space for fridge/freezer. Spotlights.

Kitchen



Lean To 7'10" x 4'5" (2.398 x 1.355)

With a double glazed PVC door to the rear.

First Floor

Landing

With a door to the bathroom. Doors to bedrooms two and three. Stairs to the second floor. Spotlights.

Bathroom 9'2" x 12'1" (2.803 x 3.705)



With a frosted double glazed window to the rear. Beautifully appointed suite comprising; freestanding bathtub. Large walk in shower with oversized shower head above. Wash hand basin. W/C. Tiled floor. Chrome heated towel rail.

Bathroom



Bedroom Two



Bathroom

Bedroom Two 10'9" x 15'5" (3.282 x 4.715)



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

Bedroom Three 10'1" x 8'7" (3.092 x 2.641)



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

Bedroom Three



Bedroom One



Second Floor

Landing

With a double glazed window to the rear. Door to bedroom one.

Bedroom One 10'4" x 16'8" (3.167 x 5.093)



With a Velux roof window to the front. Set of double glazed patio doors to the rear Juliet balcony offering breathtaking sea views of Mumbles Bay. Door to built in storage cupboard. Door to eaves storage. Door to en-suite. Radiator. Spotlights.

View



En-Suite

With a Velux roof window to the front. W/C. Wash hand basin. Radiator. Spotlights.

External

Aerial Aspect



Aerial Aspect



Aerial Aspect



Rear



You have an enclosed patio seating area with a gate to the rear footpath.

Aerial Aspect

Rear

Services

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

Council Tax Band

Council Tax Band - D

Tenure

Freehold.

Floor Plan

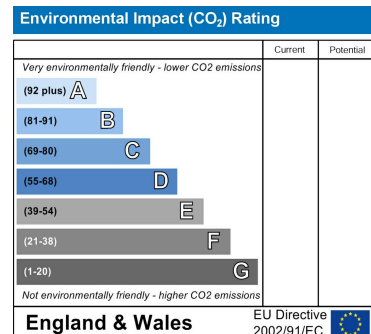
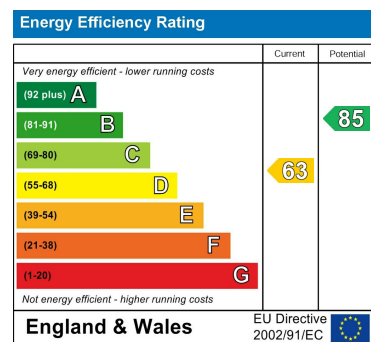


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Area Map



Energy Efficiency Graph



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