



**460 Mumbles Road, Mumbles, Swansea, City & County Of Swansea, SA3 4BX**  
**Offers Over £370,000**

This three bedroom home boasts stunning sea vistas and is conveniently located just moments from the picturesque village of Mumbles, neighboring the seafront promenade. The property does require some modernisation but benefits from driveway parking to the rear, and is available for sale with no onward chain.

The ground floor features a living room, dining room, and kitchen. The first floor comprises three bedrooms and a bathroom. The rear garden provides ample space, and the property includes a driveway parking to the rear. Don't miss the chance to transform this home into your dream coastal retreat.

## The Accommodation Comprises

### Entrance Porch

### Hallway

Entered via UPVC double glazed door to front. Wooden glass door into hallway. Stairs to first floor. Radiator. Under-stairs storage cupboard.

### Living Room 7.950 x 3.770



Dual aspect. UPVC double glazed window to front providing sea views. UPVC double glazed window to rear. Two feature fireplaces. Two radiators.

### Living Room



### Living Room



### Dining Room 10'8" x 9'7" (3.270 x 2.931)



UPVC double glazed window to side. Radiator. Opening to kitchen.

### Dining Room



### Bedroom One 12'10" x 16'6" (3.931 x 5.039 )

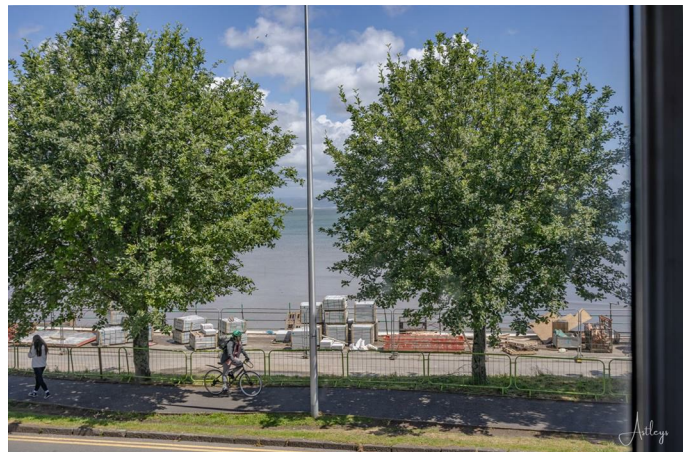


### Kitchen 9'10" x 9'6" (3.005 x 2.897 )



Two UPVC double glazed windows to front enjoying sea views over Swansea Bay. Feature fireplace. Radiator.

### Bedroom One View



Wall and base units with work surface over. Stainless steel sink drainer. Wall-mounted boiler. Radiator. UPVC double glazed window to rear. UPVC double glazed door to side.

### First Floor

#### Landing

Split-level landing. Loft access. Doors to bedrooms and bathroom.

**Bedroom Two 12'10" x 9'6" (3.935 x 2.897 )**



UPVC double glazed window to rear. Radiator. Airing cupboard.

**Bedroom Three 11'1" x 9'7" (3.402 x 2.925 )**



UPVC double glazed window to rear. Radiator.

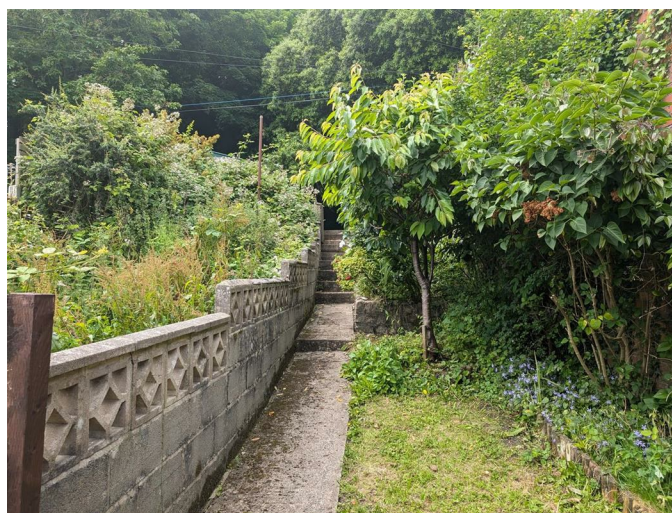
**Bathroom**



Three-piece suite comprising of a low-level W.C. a wash hand basin, and bath. Tiled splashbacks. Radiator. UPVC double glazed window.

**External**

**Rear Garden**



Outside tap. Shed. Steps leading up to enclosed rear garden with driveway to rear.

**Rear Garden**



**Driveway**



**Rear Garden**



**Another Aspect**



**Front Garden**

Enclosed courtyard garden.

### Aerial Aspect



### Aerial Aspect



### Aerial Aspect



### 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.

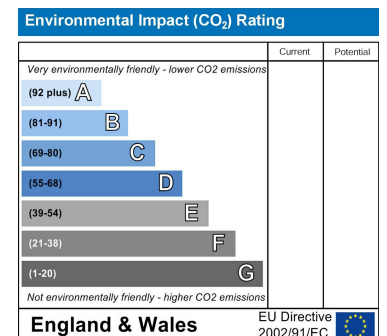
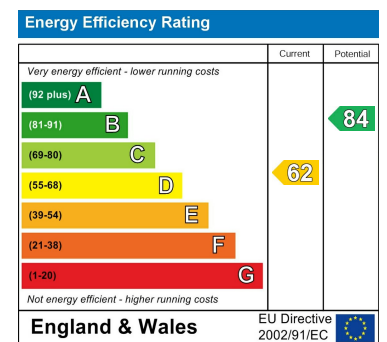
## Floor Plan



## Area Map



## Energy Efficiency Graph



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