



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

**Offers Over £425,000**

Discover this exceptional four-bedroom semi-detached property situated in the heart of Mumbles, boasting impressive views of Swansea Bay and beyond. This charming home sits on a corner plot of 0.06 acres and offers generous living space spread across three floors.

On the ground floor, you will find a welcoming hallway leading to a spacious lounge, perfect for relaxation and entertaining, and a modern kitchen with ample storage and workspace.

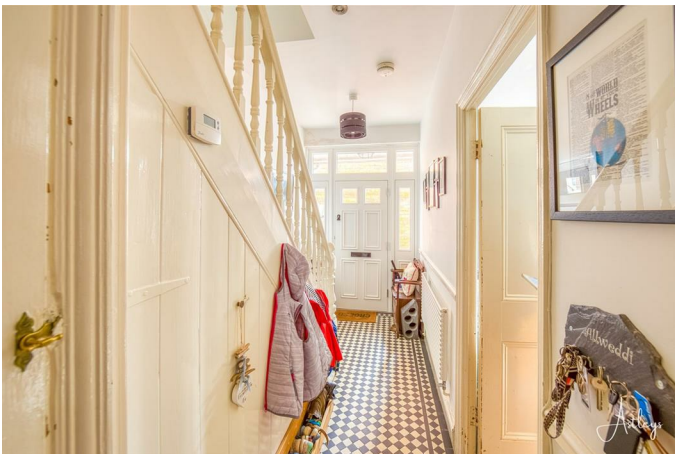
The first floor features a well-appointed family bathroom and three comfortable bedrooms, ideal for family living or guest accommodation.

## Entrance



Via a timber door into the hallway.

## Hallway



With stairs to the first floor. Spotlights. Radiator. Door to the lounge. Door to the kitchen. Doors to under stairs storage (with plumbing for washing machine and space for tumble dryer).

## Lounge 11'11" x 11'6" (3.636 x 3.523 )



With a double glazed bay window to the front. Radiator. Feature fireplace housing a wood burner set on tiled hearth.

## Kitchen 17'8" x 12'1" (5.399 x 3.701 )



With a double glazed sash window to the rear. Door to the rear. A well appointed kitchen fitted with a range of base and wall units, running marble work surface incorporating a one and a half bowl sink and drainer unit with mixer tap over. Boiling tap. Six ring Space for Rangemaster gas cooker. Spotlights. Radiator. Integral dishwasher. Integral fridge/freezer.

## Kitchen



## Kitchen



## Kitchen



## First Floor

### Landing

With stairs to the second floor. Radiator. Door to the bathroom. Doors to bedrooms two, three & four.

### Bathroom 7'5" x 7'0" (2.274 x 2.134 )



With a frosted double glazed sash window to the rear. Well appointed bathroom suite comprising; bathtub. W/C. Wash hand basin. Chrome heated towel rail. Spotlights. Extractor fan. Underfloor heating.

### Bathroom

### Bedroom Two 12'0" x 10'0" (3.666 x 3.057 )



With a double glazed window to the rear. Radiator.

**Bedroom Three 12'0" x 9'10" (3.683 x 3.020 )**



With a double glazed sash window to the front offering partial sea views of Swansea Bay. Radiator.

**Bedroom Three**



**Bedroom Four 7'2" x 7'2" (2.193 x 2.205 )**



With a double glazed sash window to the front offering partial sea views of Swansea Bay. Radiator.

**Second Floor**

**Landing**

With a door to bedroom one. Velux roof window to the front.

**Bedroom One 17'6" x 12'5" (5.346 x 3.803 )**



With a set of double glazed windows to the rear. Velux roof windows to the front offering spectacular sea views of Swansea Bay and beyond. Radiator. Doors to eaves storage. Sliding door to en-suite. Spotlights.

### Bedroom One



### Bedroom One



### En-Suite 9'1" x 3'11" (2.771 x 1.211 )



With a frosted double glazed window to the rear. Large walk in shower with oversized shower above. W/C/ Wash hand basin. Chrome heated towel rail. Spotlights. Extractor fan.

### En-Suite



### External

To the rear of the property you have an impressive South facing garden home to a vegetable plot. Lawned garden home to a variety of flowers & shrubs. Raised patio seating area. Detached garden room (currently used as an office).

Garden



Garden



Garden



Garden



Garden



Rear Aspect



## Aerial Aspect



## Services

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

## Council Tax Band

Council Tax Band - E

## Tenure

Freehold.

## Floor Plan



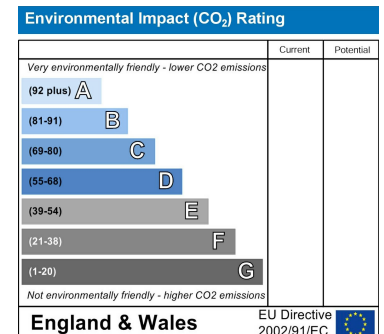
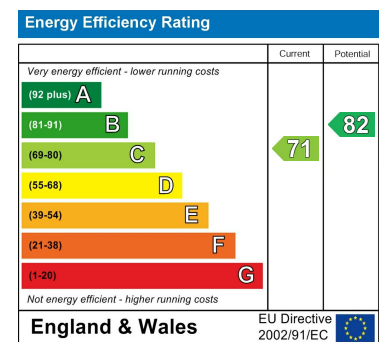
Total area: approx. 124.1 sq. metres (1335.7 sq. feet)

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## Area Map



## Energy Efficiency Graph



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