



29 Victoria Avenue, Mumbles, Swansea, City & County Of Swansea, SA3 4NG

Offers Over £425,000

Welcome to this beautifully presented extended three-bedroom home, set in the heart of the charming seaside village of Mumbles. This delightful property offers a perfect blend of traditional charm and modern convenience, making it an ideal family home or holiday retreat.

Upon entering, you are greeted by three reception rooms, providing ample space for relaxation and entertaining. The ground floor also features a well-appointed kitchen and a convenient downstairs cloakroom.

Ascending to the first floor, you will find three generously sized bedrooms, and a contemporary bathroom completes the upstairs layout, designed with both style and functionality in mind.

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. Opening to the kitchen. The area under the stairs could be used as an office area. Radiator.

Lounge 11'6" x 13'2" (3.530 x 4.018)



With a double glazed bay window to the front. Radiator. Opening to the dining room.

Lounge



Lounge

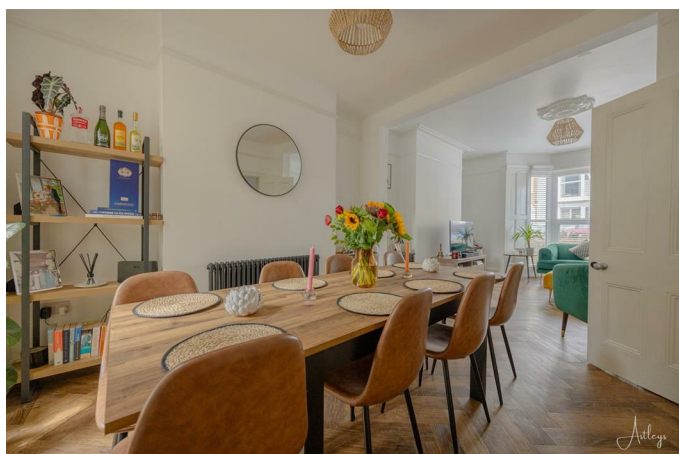


Dining Room 11'6" x 11'1" (3.514 x 3.395)



With a set of double glazed doors to the rear. Radiator. Opening to the lounge.

Dining Room



Kitchen 11'11" x 9'8" (3.634 x 2.961)



With an opening to the sunroom. Double glazed window to the side. Well-appointed kitchen fitted with a range of base and wall units, running work surface incorporating a one and a half bowl sink and drainer unit with contemporary mixer tap over. Five ring gas hob with extractor hood over. Oven & grill under. Plumbing for washing machine. Under-unit lighting. Spotlights. Radiator.

Kitchen



Sun Room 10'9" x 9'5" (3.293 x 2.889)



With a door to the cloakroom. Double glazed window to the side. Set of double glazed patio doors to the rear.

Sun Room



Cloakroom 4'11" x 3'3" (1.502 x 1.010)



With a frosted double glazed window to the side. Low-level w/c. Wash hand basin. Radiator. Extractor fan.

First Floor

Landing



With two hatches to two separate loft spaces. Door to bathroom. Doors to bedrooms.

Bathroom 4'11" x 6'11" (1.504 x 2.111)



With a double glazed window to the side. Well-appointed suite comprising; bathtub with shower over. Low-level w/c. Wash hand basin. Chrome heated towel rail.

Bedroom One 16'4" x 11'7" (5.002 x 3.536)



With a double glazed bay window to the front offering sea views. Radiator. Ceiling rose.

Bedroom One



Bedroom Two 11'5" x 10'9" (3.481 x 3.288)



With a double glazed window to the rear. Radiator.

Bedroom Two

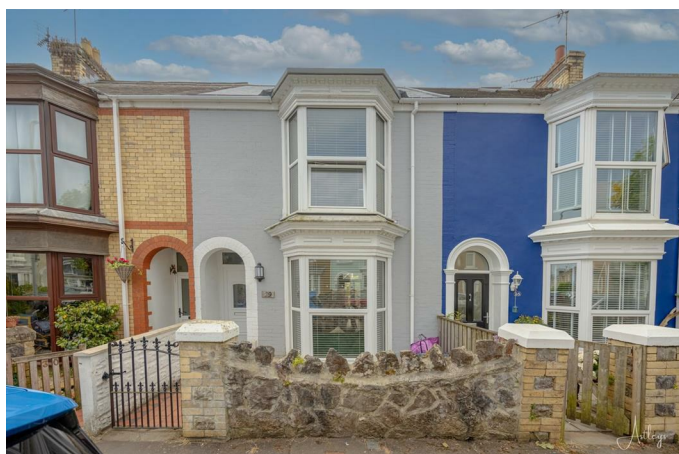


Bedroom Three 8'2" x 10'3" (2.496 x 3.133)



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

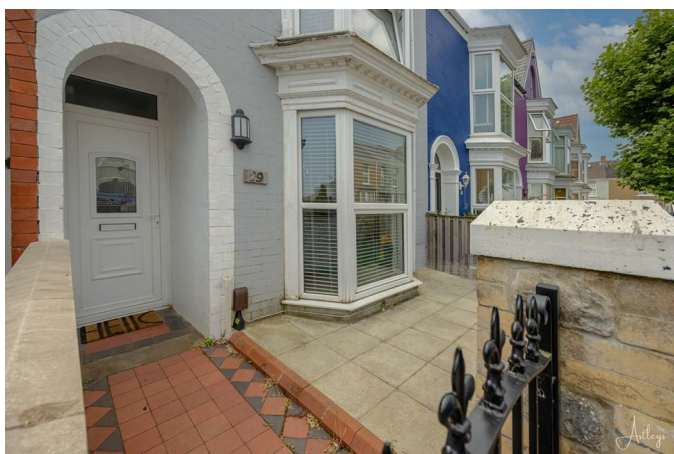
Another Aspect



Aerial Aspect



Front



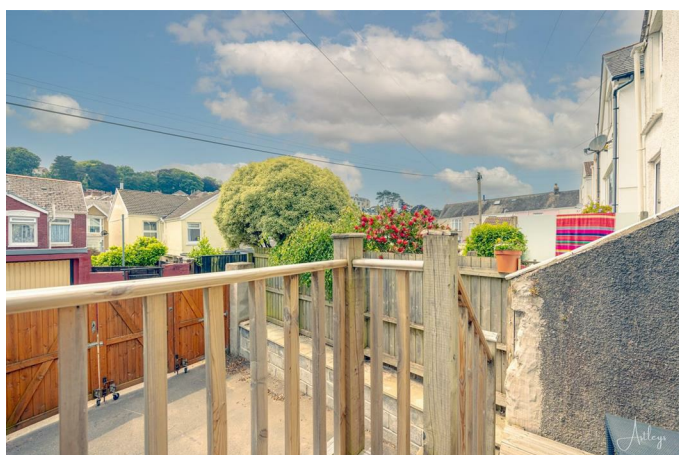
You have a patio courtyard area.

Rear



To the rear, you have driveway parking for two vehicles via the rear lane. Folding gate onto the drive.

Rear



Tenure

Freehold.

Council Tax Band

Council Tax Band: E

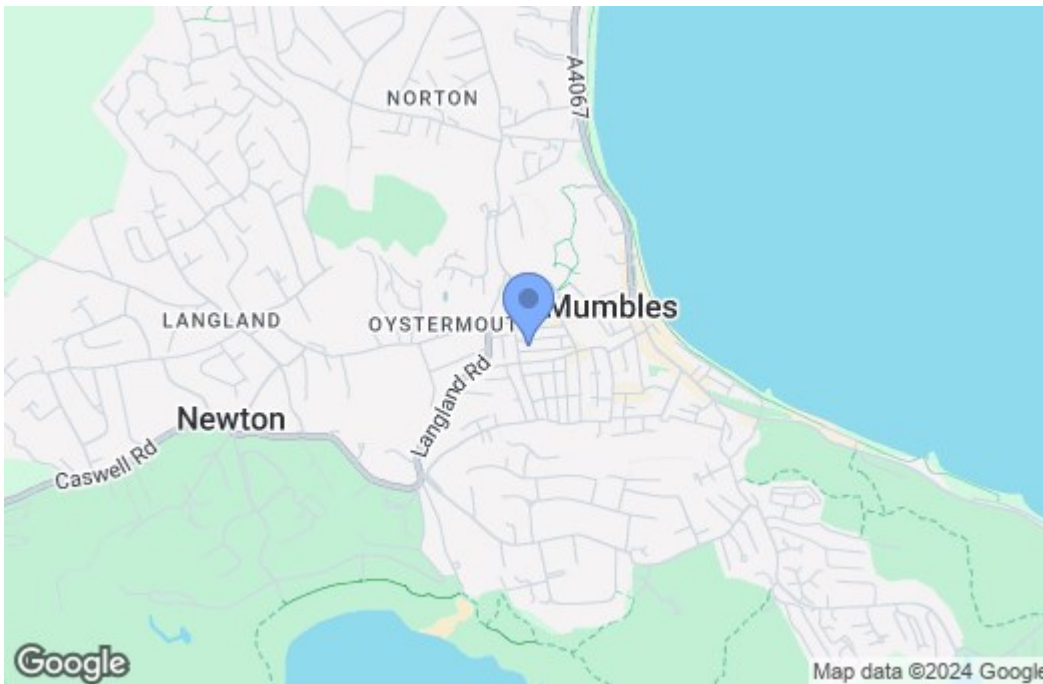
Floor Plan



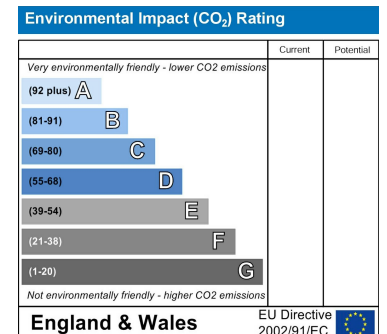
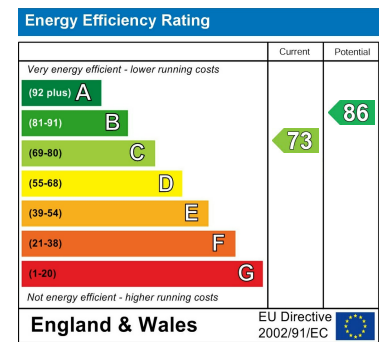
Total area: approx. 105.6 sq. metres (1136.8 sq. feet)

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Area Map



Energy Efficiency Graph



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