



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

Offers Over £350,000

Perfectly positioned in the heart of Mumbles, in a cul-de-sac location, this three-bedroom home offers a unique opportunity to create your ideal family residence. Available with no chain, the property is just a moment's walk from the seafront promenade, perfect for leisurely strolls and enjoying the coastal atmosphere. The property also benefits from on street residents parking.

While the home requires refurbishment, it boasts fantastic potential. The ground floor features a welcoming hallway, a spacious living/dining room, and a functional kitchen. The first floor comprises two generous double bedrooms, a single bedroom, a family bathroom, and access to an attic room, providing additional storage or potential for conversion.

The rear of the property includes a low-maintenance garden, ideal for outdoor dining and relaxation. The location is second to none, with a variety of amenities within easy reach, including bars, restaurants, shops,

Hallway 15'4" x 5'8" (4.693 x 1.738)



Entered by frosted double glazed UPVC door to front. Tiled floor. Two doors to Living and Dining Room. Door to Kitchen. Understairs Storage Cupboard. Stairs to first floor

Living/Dining Room 23'11" x 10'1" max (7.30 x 3.09 max)



Open plan Living/Dining Room. Double Glazed UPVC box window to the front. Fire place with wood surround. Two Radiator's. Double Glazed UPVC patio doors to rear.

Living/Dining Room



Living/Dining Room



Kitchen 13'6" x 5'11" (4.12 x 1.81)



Tiled Floor. Two Radiator's. Fitted with range of base and wall units with running work surfaces over incorporating stainless steel sink and drainer unit. Four ring electric hob with extractor fan over. Integrated oven. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Double glazed patio door to side. Double glazed UPVC windows to the rear and to the side. Wall mounted combination boiler.

Kitchen



Landing

Doors to Bedrooms one, two and three and a door bathroom and stairs to attic room.

Bedroom One 12'1" x 9'10" (3.70 x 3.02)



Double glazed UPVC window to rear. Radiator.

Bedroom Two 11'11" x 8'11" (3.64 x 2.72)



Double glazed UPVC window to front. Radiator

Bedroom Three 12'0" x 7'5" (3.68 x 2.27)



With double glazed UPVC window to the front. Radiator. Built in storage cupboard

Bathroom 6'7" x 6'3" (2.03 x 1.91)



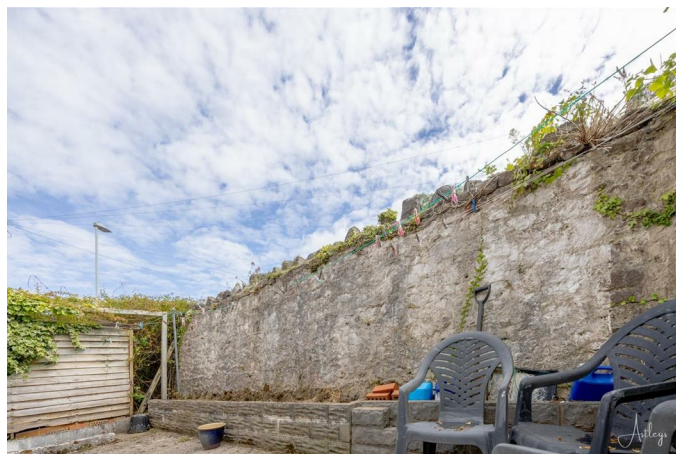
Comprising of a three piece suite including a low level W.C., Free standing wash basin and a bath with electric shower over. Fully tiled walls. frosted double glazed window to the rear. Built in airing cupboard.

Attic 10'6" x 11'5" (3.21 x 3.50)



Access via stairs. Eaves storage. Two double glazed Velux windows to front and rear.

Rear Garden



Low maintenance rear garden with ample space for table and chairs

Front Garden

Mature Hedges with shrubs and side access.

Aerial View



Aerial View



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



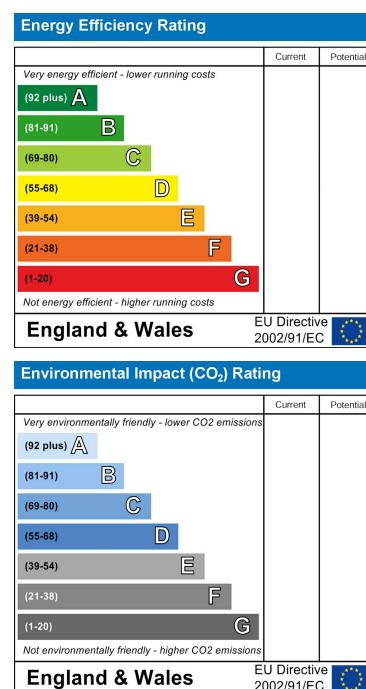
Total area: approx. 95.2 sq. metres (1024.7 sq. feet)

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Area Map



Energy Efficiency Graph



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