



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

Offers Over £295,000

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.

The ground floor features a welcoming hallway, a spacious lounge, and a functional kitchen/dining room. The first floor comprises two generous double bedrooms, a single bedroom and family bathroom.

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, boutiques, a doctor's surgery, and parks.

This property is a rare find in a sought-after location, offering a wonderful canvas to create a beautiful family home.

Entrance

Via a frosted double glazed PVC door with frosted double glazed side panels into the hallway.

Hallway



With stairs to the first floor. Opening to the kitchen. Door to the lounge. Door to under stairs storage. Radiator.

Hallway



Lounge 12'0" x 12'2" (3.674 x 3.720)



With a double glazed windows to the front offering partial sea views. Radiator. Fireplace.

Lounge



Lounge



Kitchen/Dining Room



Kitchen/Dining Room 12'3" x 17'1" (3.757 x 5.229)



Kitchen/Dining Room



With a double glazed window to the rear. Frosted double glazed PVC door to the rear. Radiator. Door to under stairs storage. The kitchen is fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Four ring gas hob with oven & grill under. Plumbing for washing machine. Space for fridge/freezer. Central breakfast island.

Kitchen/Dining Room



First Floor

Landing



With a door to the bathroom. Doors to bedrooms. Loft access.

Bathroom 6'10" x 5'0" (2.103 x 1.536)



With a frosted double glazed window to the rear. Suite comprising; corner shower cubicle with oversized shower head above. W/C. Wash hand basin. Chrome heated towel rail.

Bathroom



Bedroom One 12'2" x 12'5" (3.718 x 3.801)



With a double glazed window to the rear. Radiator.

Bedroom One



Bedroom One



Bedroom Two



Bedroom Two 11'10" x 11'1" (3.631 x 3.392)



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

Bedroom Three 12'3" x 6'11" (3.755 x 2.13)



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

Bedroom Three



External

Another Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Front

You have a lawned garden home to a variety of flowers and shrubs. Side access to the rear.

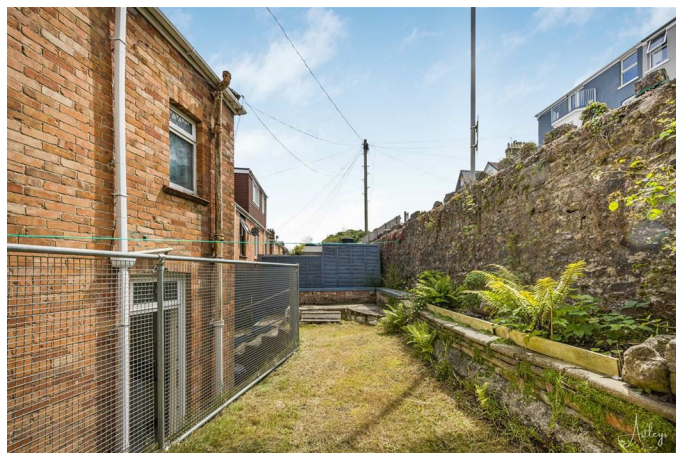
Rear

You have steps leading up to a lawned garden and seating area.

Rear Garden



Rear Garden



Rear Garden



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.

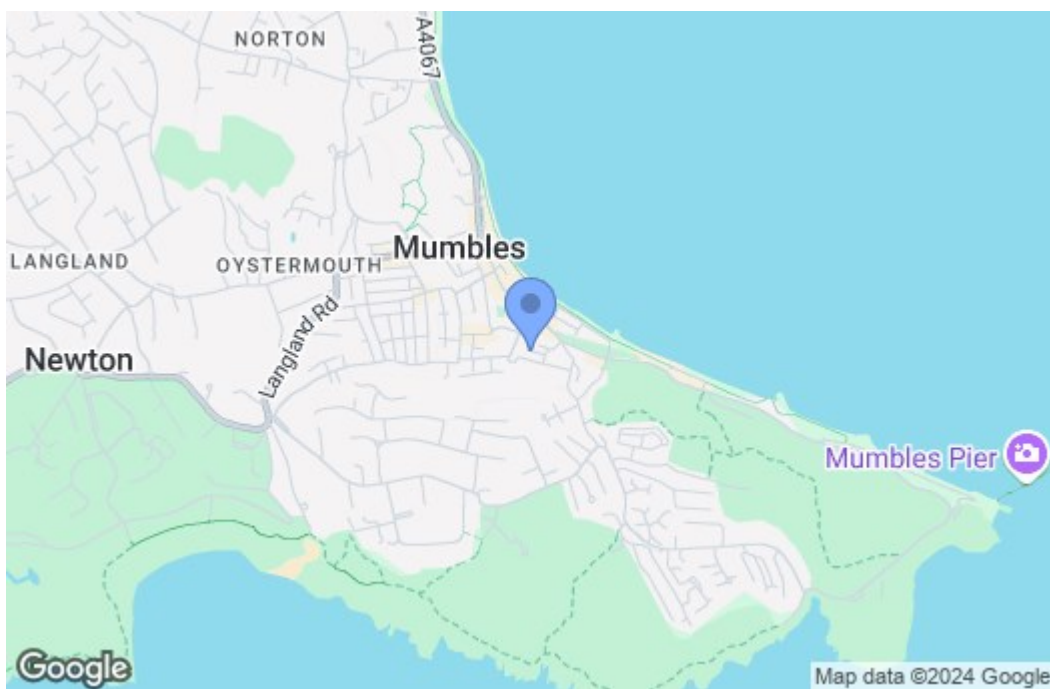
Floor Plan



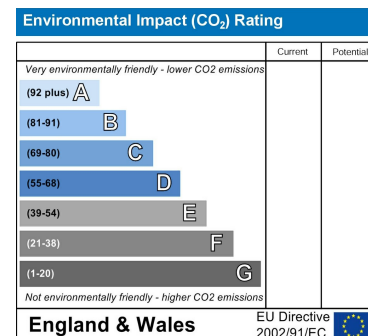
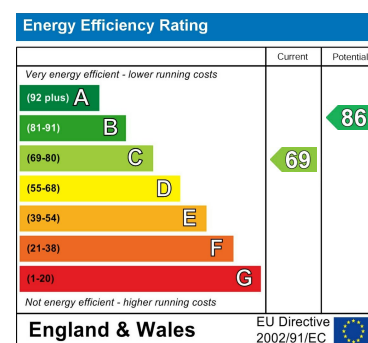
Total area: approx. 80.3 sq. metres (864.8 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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