



1 Queens Road, Mumbles, Swansea, City & County Of Swansea, SA3 4AW

Offers Over £325,000

This charming two-bedroom semi-detached property (formerly three bedrooms) is situated in the heart of the bustling village of Mumbles, offering a unique opportunity to enjoy coastal living in a vibrant community. With no onward chain, the property is ready for immediate occupancy.

The home sits on a plot of 0.03 acres and has a floor area of 1117.30 square feet. The ground floor features a welcoming porch leading into a spacious hallway. The lounge is cozy and filled with natural light, providing a perfect space for relaxation. There is a convenient wet room on this level, along with a dining room that's ideal for family gatherings and a well-equipped kitchen with ample storage and workspace.

Upstairs, the first bedroom offers partial sea views to the front, creating a serene atmosphere to start your day. The second bedroom also enjoys sea views, this time to the side, and is comfortably sized. A modern wet

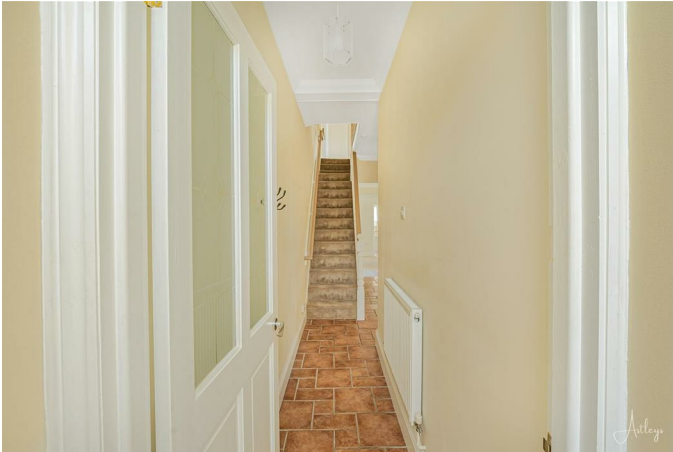
Entrance

Via a frosted double glazed PVC door into the porch.

Porch

With a glazed hardwood door into the hallway. Tiled floor.

Hallway



With stairs to the first floor. Door to the lounge. Door to the dining room. Door to shower room. Door to under stairs storage.

Lounge 14'11" x 11'5" (4.570 x 3.498)



With a double glazed bay window to the front. Radiator.

Lounge



Wet Room 8'4" x 9'0" (2.556 x 2.744)



With a frosted double glazed window to the rear. Suite comprising; walk in shower. W/C. Wash hand basin. Radiator. Chrome heated towel rail. Extractor fan.

Dining Room 12'8" x 8'9" (3.876 x 2.673)

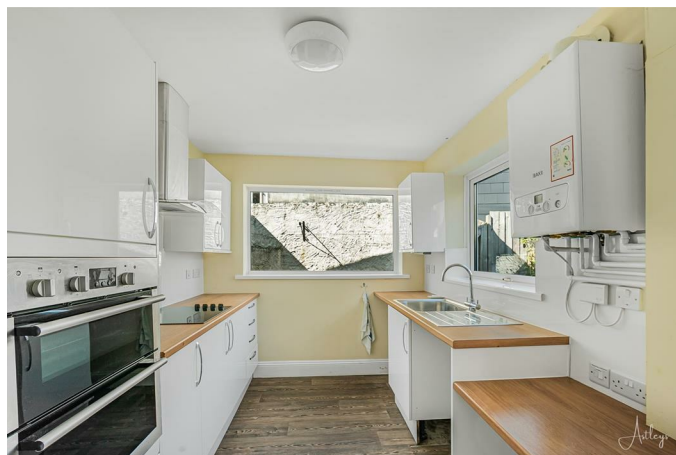


With a set of double glazed windows to the side. Door to the kitchen.

Dining Room



Kitchen 11'7" x 8'3" (3.546 x 2.527)



With a set of double glazed windows to the rear. PVC door to the rear. Radiator. Well appointed kitchen fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Four ring hob with extractor hood over. Integral oven & grill. Space for fridge/freezer. Plumbing for washing machine.

Kitchen



First Floor

Landing

With a door to the wet room. Doors to bedrooms. Loft access.

Wet Room 9'1" x 11'7" (2.785 x 3.532)



With a frosted double glazed window to the rear. Suite comprising; walk in shower. W/C. Wash hand basin. Radiator. Chrome heated towel rail. Extractor fan.

Bedroom One 10'3" x 14'11" (3.138 x 4.561)



With a double glazed bay window to the front offering partial sea views. Two radiators.

Bedroom Two 12'2" x 8'8" (3.717 x 2.648)



With a set of double glazed windows to the side offering sea views of Swansea Bay. Radiator.

Bedroom Two



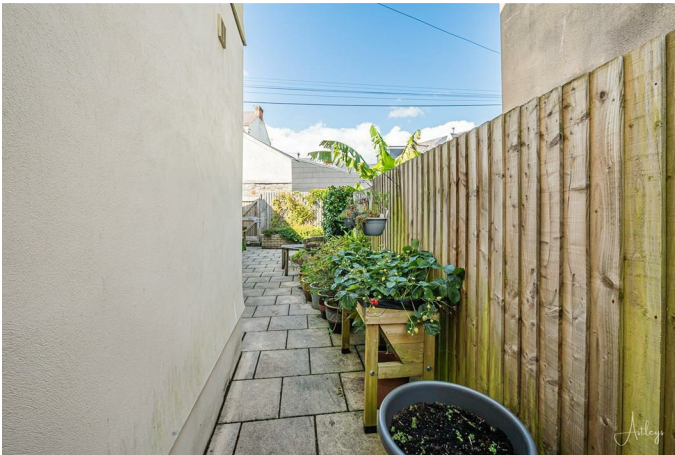
External

Rear



You have an enclosed patio garden. Gate to the rear lane.

Rear



Rear



Rear



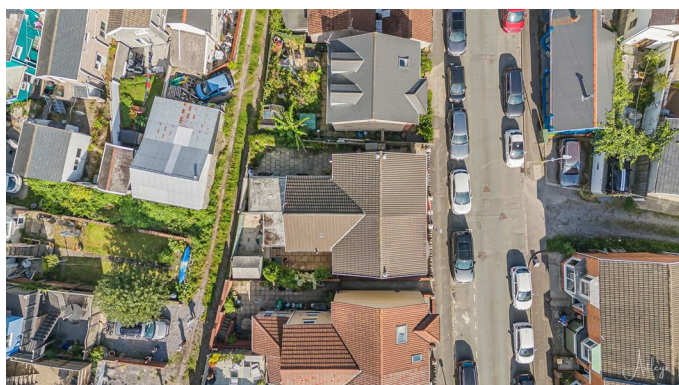
Aerial Aspect



Aerial Aspect



Aerial Aspect



Services

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

Council Tax Band

Council Tax Band - F

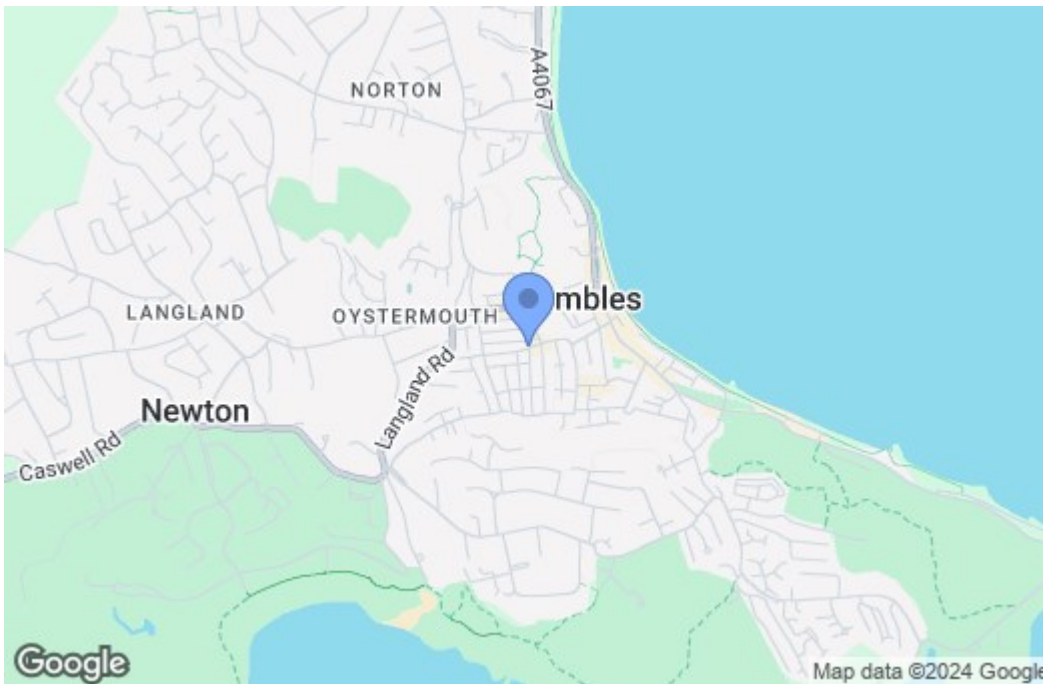
Tenure

Freehold.

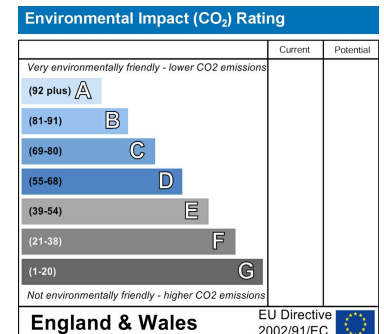
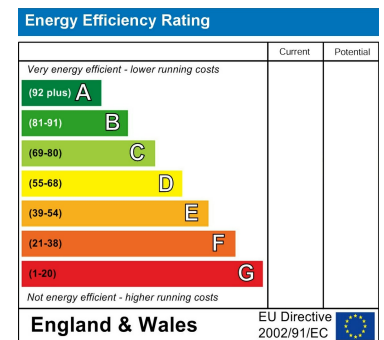
Floor Plan



Area Map



Energy Efficiency Graph



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