



2 Westbourne Place, Mumbles, Swansea, City & County Of Swansea, SA3 4DB

Offers Over £525,000

Set in the heart of Mumbles, a fantastic three bedroom family home boasting sea views & views of Oystermouth Castle. Positioned in the sought after Westbourne Place, the property is just a moments walk from the sea front promenade and the various coffee shops, boutiques and restaurants that Mumbles has to offer. **MUST BE SEEN. NO CHAIN. PARKING.**

The accommodation briefly comprises: porch, hallway, kitchen, dining room, utility area, shower room, bedroom one (with en-suite), bedroom two and bedroom three on the ground floor. To the first floor you have a lounge with balcony to the rear. Externally to the front you have private parking for two vehicles. Steps leading up to a patio seating area. Lawned area with partial sea views. Side access on both sides. To the rear you have two paved seating areas with a detached garden shed. Raised lawned gardens. Raised lawned garden home to a variety of flowers, trees and shrubs.

EER-D57

Entrance

Via a composite door into the porch.

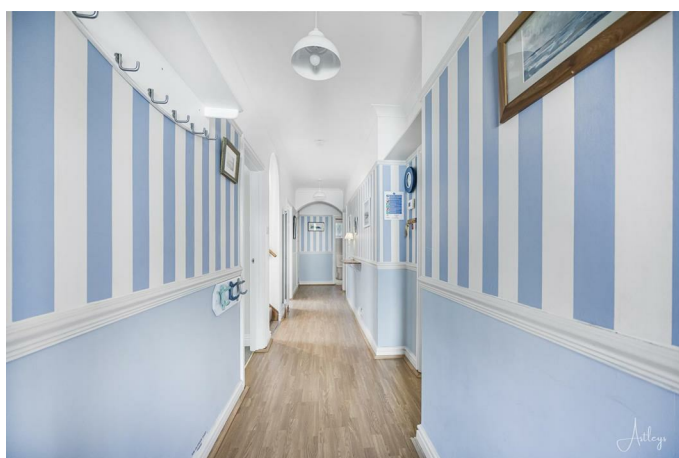
Porch

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

Hallway

With a fire door to the kitchen. Doors to bedrooms (fire doors). Door to shower room. Door to storage cupboard. Radiator. Stairs to the first floor.

Hallway



Shower Room 5'3" x 8'5" (1.615 x 2.572)



With a frosted double glazed window to the rear. Well appointed suite comprising; walk in shower. Low level w/c. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Extractor fan. Spotlights.

Bedroom One 13'5" x 10'3" (4.109 x 3.136)

With a double glazed window to the side. Radiator. Door to en-suite.

Bedroom One



Bedroom One



En-Suite 8'1" x 8'0" (2.481 x 2.439)



With a frosted double glazed window to the side. Suite comprising; bathtub. Corner shower cubicle. Wash hand basin. Low level w/c. Chrome heated towel rail. Tiled floor. Tiled walls. Extractor fan.

Bedroom Two 15'3" x 10'1" (4.652 x 3.088)



With a double glazed window to the front. Radiator.

Bedroom Two View



Bedroom Three 13'9" x 9'5" (4.201 x 2.876)



With a double glazed window to the front. Radiator.

Kitchen 20'9" x 8'3" (6.342 x 2.518)



Door to the dining room. Double glazed windows to the side. The kitchen is fitted with a range of base and wall units, running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Five ring gas hob with oven & grill under. Extractor hood over. Space for dishwasher. Space for fridge/freezer. Radiator. Tiled floor. Door to the utility room.

Kitchen



Utility Area



With a double glazed window to the side. Plumbing for washing machine. Space for tumble dryer. Plumbing for sink.

Dining Room 13'0" x 14'6" (3.968 x 4.426)



With a double glazed window to the side. Double glazed PVC door to the terrace. Set of double glazed French patio doors to the patio. Radiator.

Dining Room



Lounge



First Floor

Lounge 21'3" x 16'0" (6.485 x 4.879)



With a double glazed window to the side. Double glazed window to the front offering sea views and views of Oystermouth Castle. Two radiators. Doors to eaves storage. Double glazed French patio doors to the rear balcony.

Lounge



Lounge



External

Front

You have private parking for two vehicles. Steps leading up to a patio seating area. Lawned area. Side access on both sides.

Another Aspect



Another Aspect



Aerial Aspect



Rear

You have two paved seating areas with a detached garden shed. Lawned gardens. Raised lawned garden home to a variety of flowers, trees and shrubs. Mature olive tree.

Terrace



Rear Garden



Rear Garden



Patio



Council Tax Band

Council Tax Band - F

Council Tax Estimate - £2,179

Tenure

Freehold.

Rear Garden



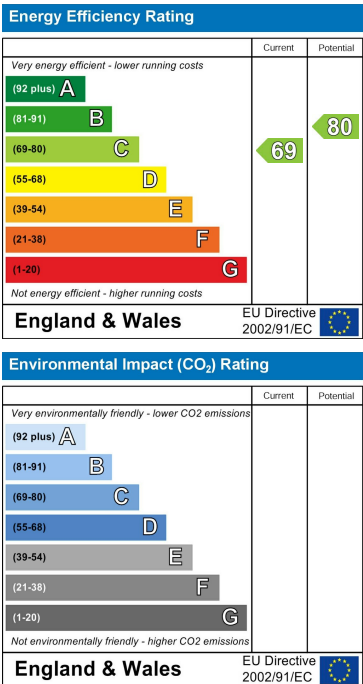
Floor Plan



Area Map



Energy Efficiency Graph



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