



8 Libby Way, Mumbles, Swansea, City & County Of Swansea, SA3 4LB

Offers Over £460,000

Situated in the highly sought-after location of Limeslade, this charming three-bedroom detached property offers an ideal family home within close proximity to the picturesque seaside village of Mumbles and just a short stroll from the beautiful Bracelet Bay. Set on a plot size of 0.07 acres with a floor area of 1014 sq ft, the accommodation is well-proportioned and versatile, featuring three reception rooms and two bathrooms.

The ground floor comprises a welcoming porch and hallway, a cosy sitting room, a spacious lounge, a separate dining room, a fully fitted kitchen, a convenient cloakroom, and a utility area. On the first floor, there are three well-sized bedrooms, including a master bedroom with an en-suite, and a family bathroom.

Externally, the property benefits from off-road parking for two vehicles at the front, with side access leading to the rear. The enclosed rear garden is a peaceful retreat, boasting a lawn, patio seating area, and an array

Entrance

Via a double glazed PVC door into the reception porch.

Porch

With double glazed windows to the front. Door to reception hall. Solid oak hardwood flooring.

Hallway

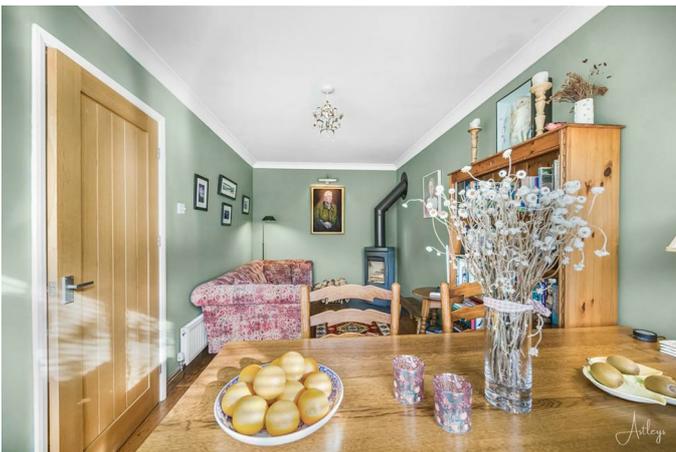
With stairs to first floor. Doors to lounge & sitting room. Solid oak hardwood flooring.

Sitting Room 16'6" x 8'2" (5.049 x 2.505)



With a double glazed window to the front. Two radiators. Solid oak hardwood flooring. Wood burning stove.

Sitting Room



Lounge 13'5" x 10'4" (4.106 x 3.174)



With a double glazed window to the front. Radiator. Feature gas fire set on marble hearth with marble & wood surround. Solid oak hardwood flooring. Door to under stairs storage. Opening to dining room.

Lounge



Lounge



Dining Room



Dining Room 9'2" x 7'8" (2.795 x 2.362)



With double glazed French patio doors to the rear garden. Radiator. Door to kitchen. Solid oak hardwood flooring.

Kitchen 9'0" x 9'5" (2.764 x 2.880)



With a double glazed window to the rear. A well appointed kitchen fitted with a range of base and wall units, running work surface incorporating a ceramic sink and drainer unit. Five ring gas hob with oven & grill under, extractor hood over. Space for fridge/freezer. Tiled floor.

Kitchen



Kitchen



Kitchen



Utility Area 5'0" x 4'11" (1.527 x 1.502)



With a door to the side. Door to cloakroom. Running work surface. Space for washing machine & tumble dryer. Tiled floor.

Cloakroom 3'10" x 5'0" (1.179 x 1.539)



With a frosted double glazed window to the rear. Low level w/c, wash hand basin set within vanity unit. Radiator. Tiled splash backs. Tiled floor.

First Floor

Landing



With doors to bedrooms, bathroom & airing cupboard. Loft access.

Bathroom 5'7" x 6'5" (1.704 x 1.981)



With a frosted double glazed window to the rear. A well appointed bathroom suite comprising; bathtub, low level w/c, wash hand basin set within vanity unit. Radiator. Tiled splash backs. Extractor fan.

Bathroom



Bedroom One 8'9" x 12'11" (2.675 x 3.944)

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

Bedroom One



Bedroom One



En-Suite



En-Suite 8'0" x 8'6" (2.455 x 2.598)



With a frosted double glazed window to the front. En-suite comprising; corner shower cubicle, low level w/c, wash hand basin set within vanity unit. Extractor fan. Radiator.

Bedroom Two 13'7" x 11'1" (4.152 x 3.400)



With two double glazed windows to the front. Radiator. Door to storage cupboard.

Bedroom Two



Bedroom Three 9'8" x 7'4" (2.963 x 2.252)



With a double glazed window to the rear. Radiator.

Bedroom Three



External

Front



You have parking for two vehicles. Side access.

Aerial Aspect

Aerial Aspect



Another Aspect



Rear Garden



Rear

You have an enclosed rear garden home to a variety of flowers, trees & shrubs bordered by wall comprising; a patio seating area, lawned garden & detached summer house (with power & light, electric & electric fire). Garden shed. Wood house. Side access.

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, O2, Three & Vodafone.

Council Tax Band

Council Tax Band - E

Tenure

Freehold.

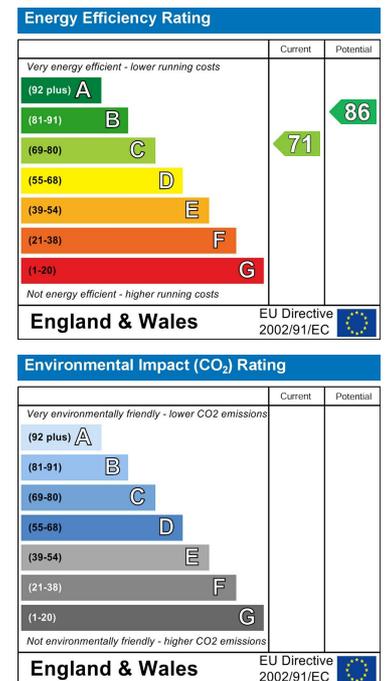
Floor Plan



Area Map



Energy Efficiency Graph



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