

**37 Victoria Avenue, Mumbles, Swansea, City & County Of Swansea, SA3 4NQ**  
**Offers Over £450,000**

Nestled in the vibrant heart of Mumbles village, this charming four double bedroom terraced property offered with NO CHAIN is an exceptional blend of space, comfort, and stunning coastal views. An impressive 1,733 square feet of living space with a plot size of 0.03 acres, this home captures sea views over Swansea Bay, partial views of Mumbles Pier from its rear garden and is a short stroll to the seafront promenade, local amenities, transport links and schools.

### Entrance

Via composite door into the hallway.

### Hallway

Stairs to the first floor. Radiator. Two doors to the lounge dining room. Door to understairs storage. Door to the open plan kitchen breakfast room.

### Lounge/Dining Room 23'1" x 13'3" (7.041 x 4.045 )



You have a double glazed bay window to the front. Two radiators. Feature fireplace housing a wood burner set on tiled hearth. Set of double glazed French patio doors to the rear garden.

### Lounge/Dining Room

### Lounge/Dining Room



### Lounge/Dining Room

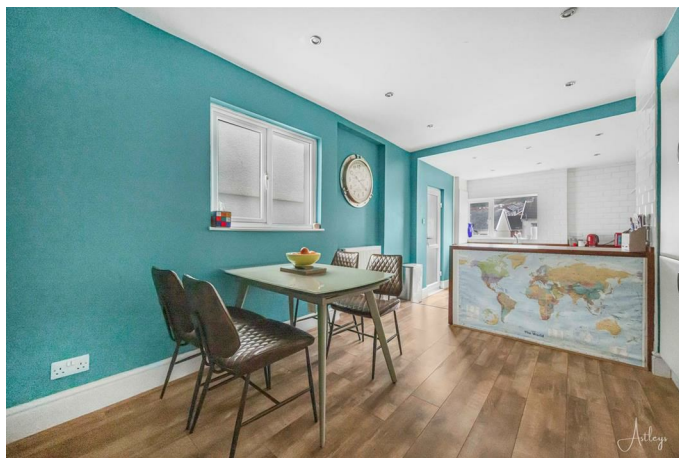


### Lounge/Dining Room





### Kitchen/Breakfast Room 23'7" x 10'2" (7.208 x 3.106 )

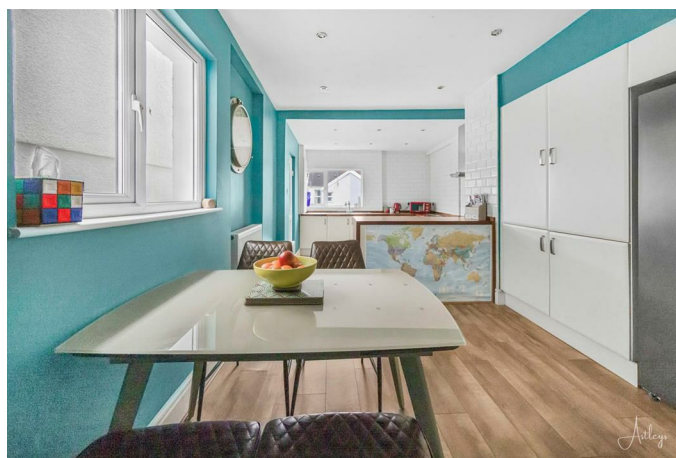


You have a set of double glazed windows to the side. Set of double glazed windows to the rear. Frosted double glazed PVC door to the side. Radiator. Spotlights. American style fridge freezer. The kitchen itself is fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Five ring Bosch gas hob with oven and grill under. Extractor hood over. Washing machine. Integral Bosch dishwasher.

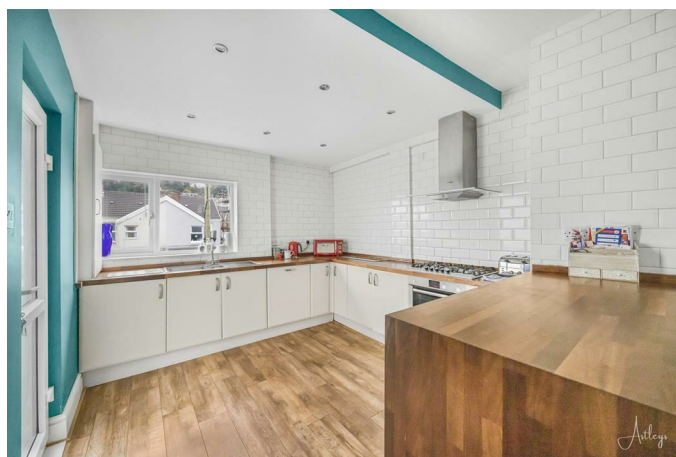
### Kitchen/Breakfast Room



### Kitchen/Breakfast Room



### Kitchen/Breakfast Room



### First Floor

#### Landing

You have stairs leading up to the second floor. Door to bathroom. Doors to bedrooms one, two and three.

### **Bathroom 6'5" x 8'1" (1.980 x 2.465 )**



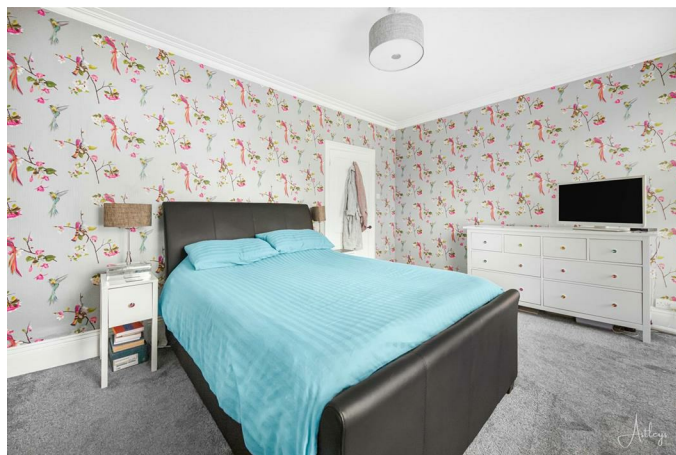
You have a set of frosted double glazed windows to the side. Well appointed bathroom suite comprising: bathtub. WC. Wash hand basin. Chrome heated towel rail. Tiled walls.

### **Bedroom One 11'4" x 15'8" (3.465 x 4.785 )**



You have two sets of double glazed windows to the front. Radiator. Doors to built in wardrobes.

### **Bedroom One**



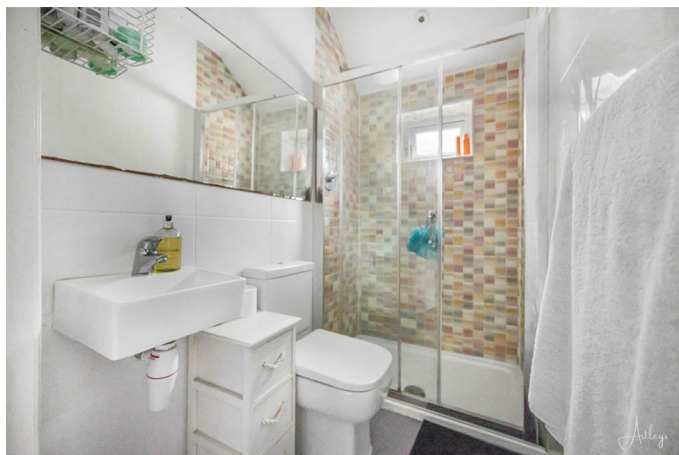
### **Bedroom Two 15'10" x 10'1" (4.832 x 3.080)**



You have a set of double glazed windows to the rear. Radiator. Door to en-suite. Doors to built in wardrobe.



### En-Suite 6'6" x 3'11" (1.990 x 1.194 )



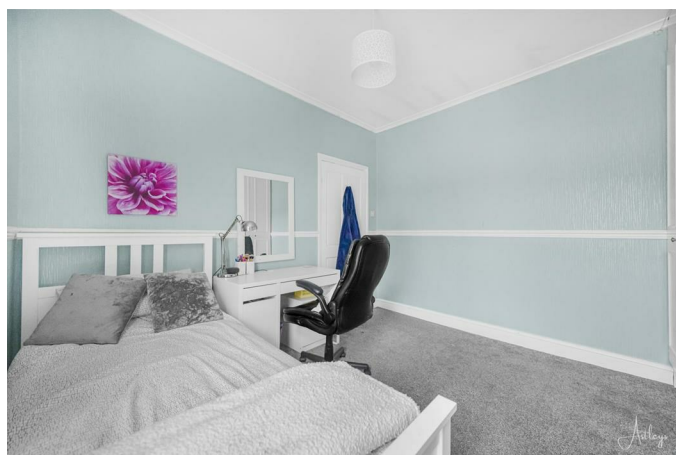
You have a frosted double glazed window to the side. Suite comprising a walk-in shower with oversized shower head above. WC. Wash hand basin. Chrome heated towel rail. Tiled walls. Spotlights.

### Bedroom Three 10'10" x 11'3" (3.324 x 3.451 )



You have a double glazed window to the rear. Radiator. Set of doors to built in wardrobe.

### Bedroom Three



### Second Floor

#### Landing

You have a double glazed window to the rear. Doors to built in wardrobe. Door to large walk-in storage cupboard. Door to bedroom four.

### Bedroom Four 23'10" x 9'10" (7.287 x 3.004 )



With a double glazed window to the rear. Double glazed window to the front. Radiator.

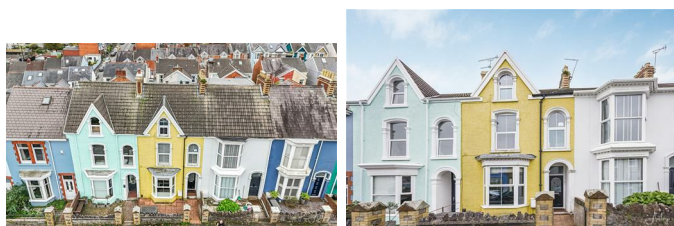
### Bedroom Four



### Bedroom Four

### External

### Another Aspect



### Aerial Aspect

### Aerial Aspect



### Aerial Aspect

### Front

You have a patio garden.

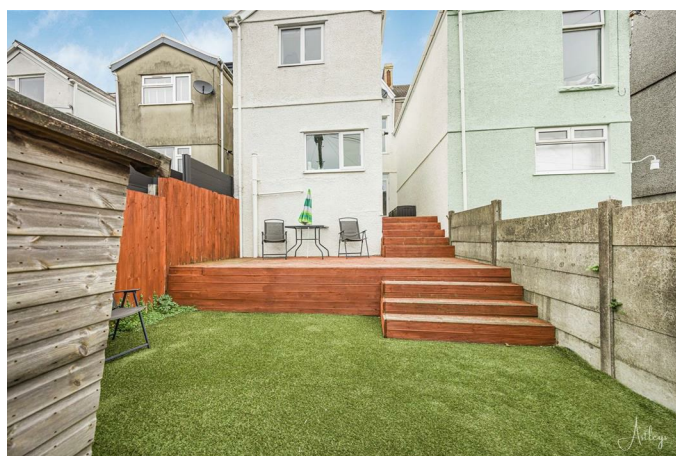
### Rear

You have a raised deck seating area which in turn leads down to a low maintenance garden with ample room for tables and chairs. Gate to the rear lane. Sea views of Swansea Bay and beyond, partial views of Mumbles Pier.

### Rear Garden



### Rear Garden



### Services

Mains Gas. Mains Water and sewerage. Broadband - Ultrafast available. Phone Signal available with multiple providers.

### Council Tax Band

Council Tax Band - E

### Tenure

Freehold.



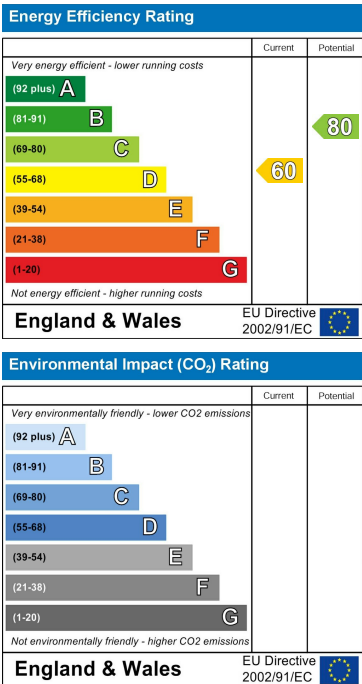
Floor Plan



Area Map



Energy Efficiency Graph



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