

## 10 Park Street, Mumbles, Swansea, City & County Of Swansea, SA3 4DA

**£300,000**

This charming two double-bedroom terraced property is nestled in the heart of the ever-popular village of Mumbles. Full of character, the home sits on a 0.04-acre plot with a floor area of 767 sq. ft.

The ground floor accommodation includes a welcoming porch, a spacious lounge/dining room, a well-appointed kitchen, utility area and shower room. Upstairs, the first floor features two generous double bedrooms.

To the rear, the outdoor space is designed for relaxation and entertaining, with a raised patio seating area that accommodates outdoor furniture. There is also a detached garden shed and steps leading to a second raised patio area, offering further seating options.

This delightful property is perfect for those looking to enjoy the vibrant lifestyle of Mumbles in a home that blends character with modern comfort. **MUST BE SEEN.**



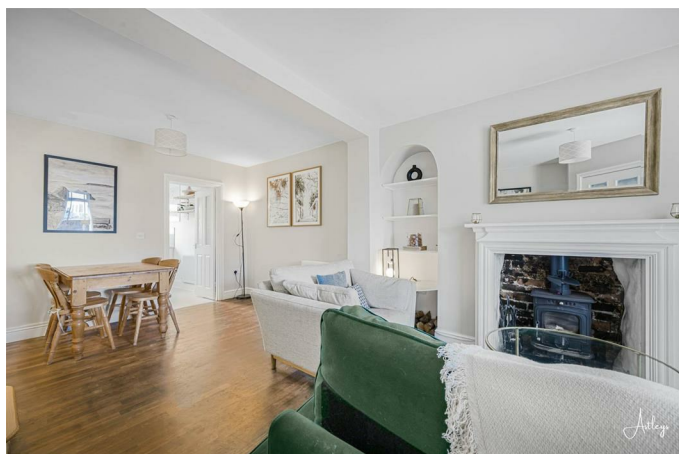
### Entrance

Via A frosted double glazed PVC door into the porch.

### Porch

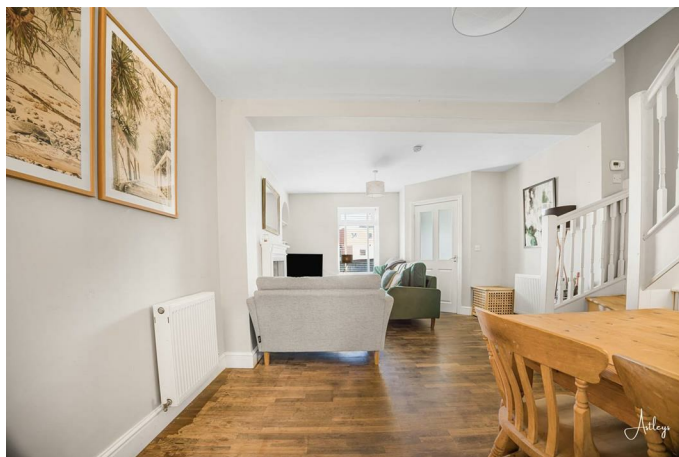
With a radiator. Tiled floor. Door to the lounge dining room.

### Lounge/Dining Room 20'6" x 12'8" (6.265 x 3.870 )



With a set of stairs to the first floor. Double glazed window to the front. Two radiators. Door to the kitchen. Feature fireplace housing a wood burner set on marble hearth with wood surround.

### Lounge/Dining Room



### Lounge/Dining Room



### Lounge/Dining Room



### Kitchen 9'8" x 12'2" (2.951 x 3.720 )



You have a set of double glazed windows to the rear. Radiator. Skylight. Door to the utility area. The kitchen is well appointed and fitted with a range of base and wall units with running work surface incorporating a one and a half bowl ceramic sink with mixer tap over. Four ring gas hob with extractor hood over. Integral oven and grill. Space for dishwasher. Space for fridge freezer.

#### Kitchen



#### Utility Area

You have plumbing for washing machine. Radiator. Tiled floor. Frosted double glazed PVC door to the rear. Door to the shower room.

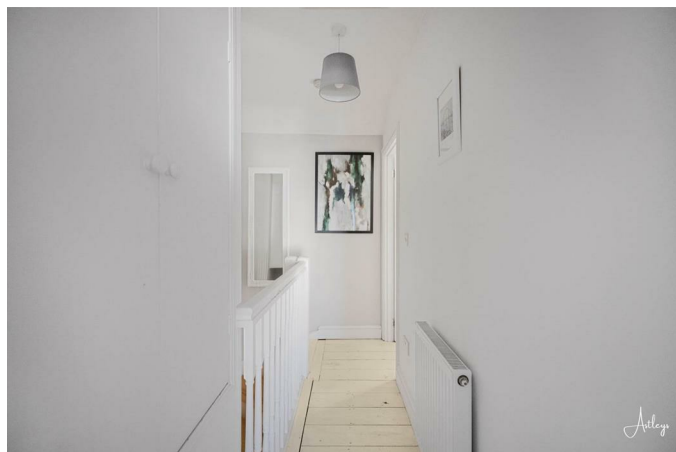
### Shower Room 7'3" x 6'1" (2.223 x 1.874 )



With a set of frosted double glazed windows to the rear. Suite comprising a large walk-in shower, WC & wash hand basin. Tiled floor. Radiator.

#### First Floor

#### Landing

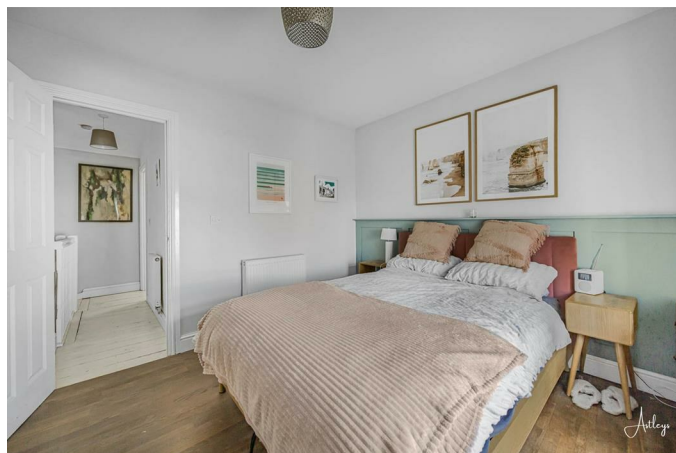


You have a radiator. Door to storage cupboard. Doors to bedrooms.

## Landing



## Bedroom One



## Bedroom One 10'8" x 12'10" (3.258 x 3.928 )



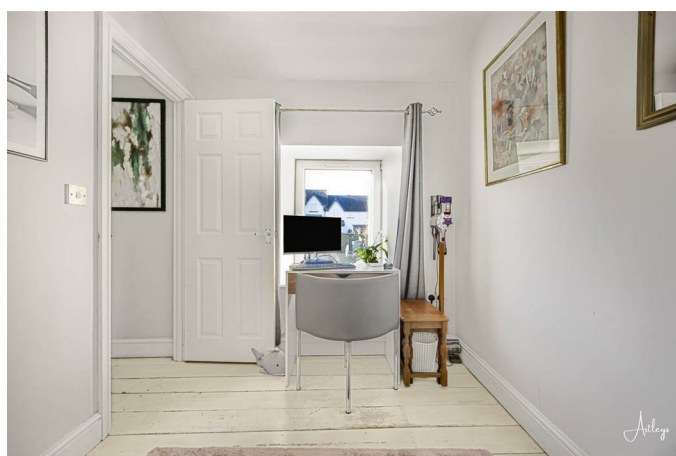
With a double glazed window to the front and a radiator.

## Bedroom Two 9'10" x 7'1" (3.017 x 2.180 )



With a double glazed window to the rear. Radiator.

## Bedroom Two





## External

### Another Aspect



### Aerial Aspect

### Aerial Aspect



### Aerial Aspect

#### Rear

You have a patio seating area which in turn has steps leading up to a further raised patio seating area. The garden is home to a variety of flowers and shrubs, bordered by fencing. Detached garden shed.

## 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, O2 & Vodafone.

### **Council Tax Band**

Council Tax Band - D

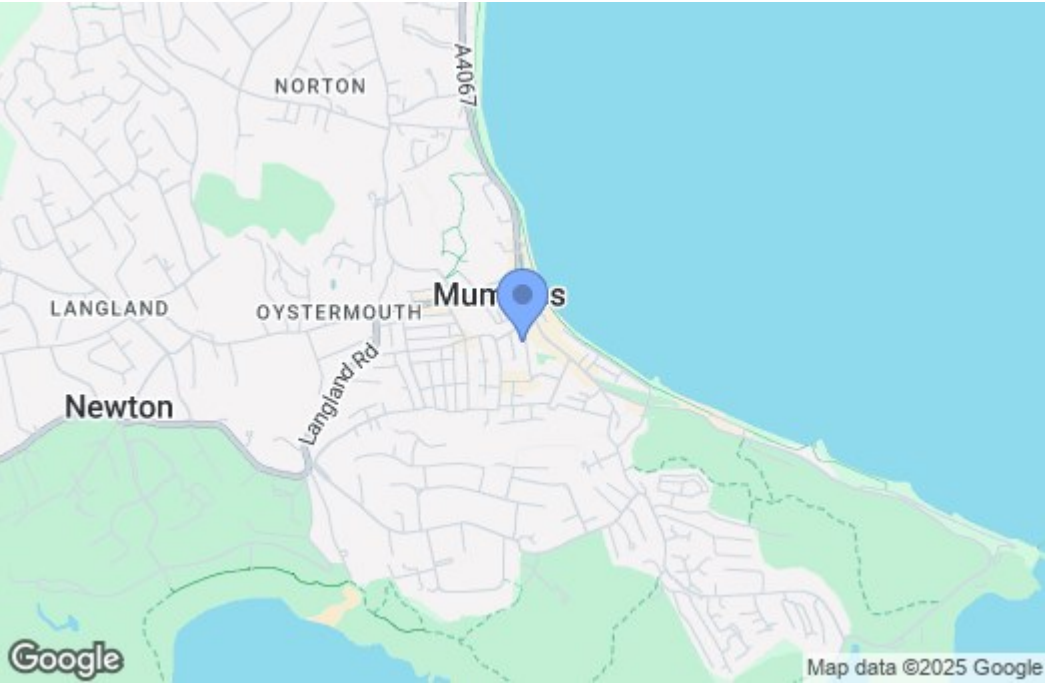
### **Tenure**

Freehold.

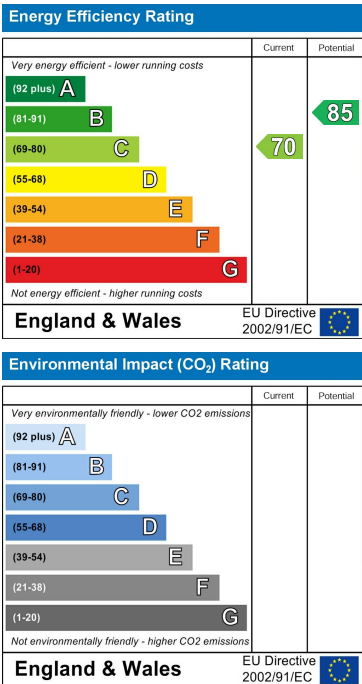
Floor Plan



Area Map



Energy Efficiency Graph



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