



9 Dunns Close, Mumbles, Swansea, City & County Of Swansea, SA3 4AF

£325,000

Nestled in a sought-after over 55's development, this two-bedroom semi detached property presents a wonderful opportunity for a tranquil and comfortable lifestyle. Boasting partial sea views to the front, this residence offers a unique blend of picturesque surroundings and convenient amenities.

The accommodation comprises; hallway, shower room, lounge, kitchen/dining room and a conservatory on the ground floor. To the first floor you have a shower room and two double bedrooms. Externally to the front you have parking for one vehicle. Lawned garden. Side access to the rear. To the rear you have a seating area.

In summary, this delightful two-bedroom end terrace property offers a harmonious blend of picturesque sea views, comfort, and convenience. Its desirable over 55's development location makes it an irresistible choice for those seeking a peaceful and enjoyable lifestyle. Don't miss the opportunity to call this charming residence your home. Contact us today to arrange a viewing.

Entrance

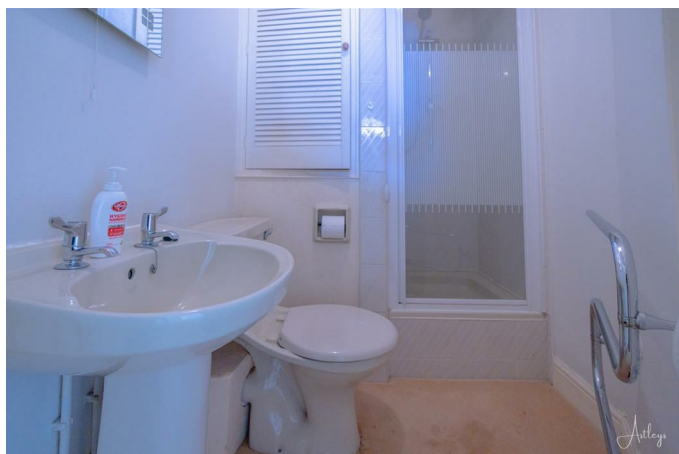
Via a hardwood door into the hallway.

Hallway



With stairs to the first floor. Door to under stairs storage. Wall mounted electric heater. Door to the shower room. Door to the lounge. Door to the kitchen/dining room.

Shower Room 6'10" x 5'1" (2.104 x 1.551)



Suite comprising; corner shower. W/C. Wash hand basin. Door to storage cupboard. Radiator. Extractor fan.

Lounge 15'11" x 10'3" (4.875 x 3.147)



With a double glazed bay window to the front offering partial sea views. Two wall mounted electric heaters.

Lounge



Lounge



Lounge



Kitchen/Dining Room 11'6" x 15'4" (3.519 x 4.676)



With a set of double glazed windows to the rear. Double glazed sliding door to the conservatory. Wall mounted electric heater. The kitchen is fitted with a range of base and wall units, running work surface incorporating a one and a half bowl sink and drainer unit. Indesit induction hob with oven and grill under. Extractor hood over. Integral oven & grill. Integral dishwasher.

Kitchen/Dining Room



Kitchen/Dining Room



Conservatory 9'8" x 8'6" (2.960 x 2.604)



With a double glazed PVC door to the rear. Double glazed windows to the rear. Tiled floor.

First Floor

Landing



You have a double glazed window to the front. Loft access. Door to storage cupboard. Door to the shower room. Doors to bedrooms.

Bedroom One 16'1" x 10'4" (4.916 x 3.160)



With a set of double glazed windows to the front offering views of Oystermouth Castle and sea views of Swansea Bay. Wall mounted electric heater. Doors to built in wardrobes.

Bedroom One



Bedroom Two 11'5" x 9'3" (3.490 x 2.820)



With a set of double glazed windows to the rear. Wall mounted electric heater.

Shower Room 11'5" x 10'4" (3.494 x 3.160)



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

Shower Room



External

To the front you have parking for one vehicle. Lawned garden. Side access to the rear. To the rear you have a seating area.

Front



Rear



Another Aspect



Aerial



Rear



Services

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

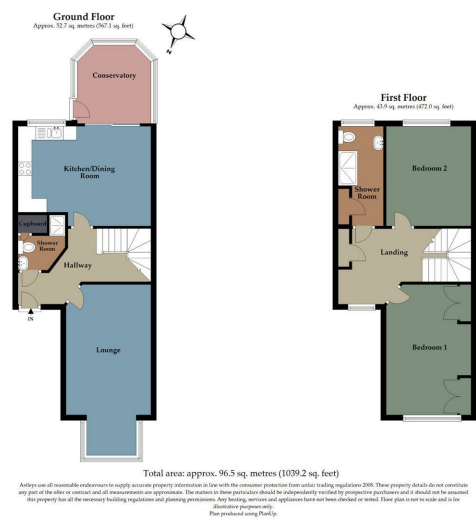
Council Tax Band

Council Tax Band - F

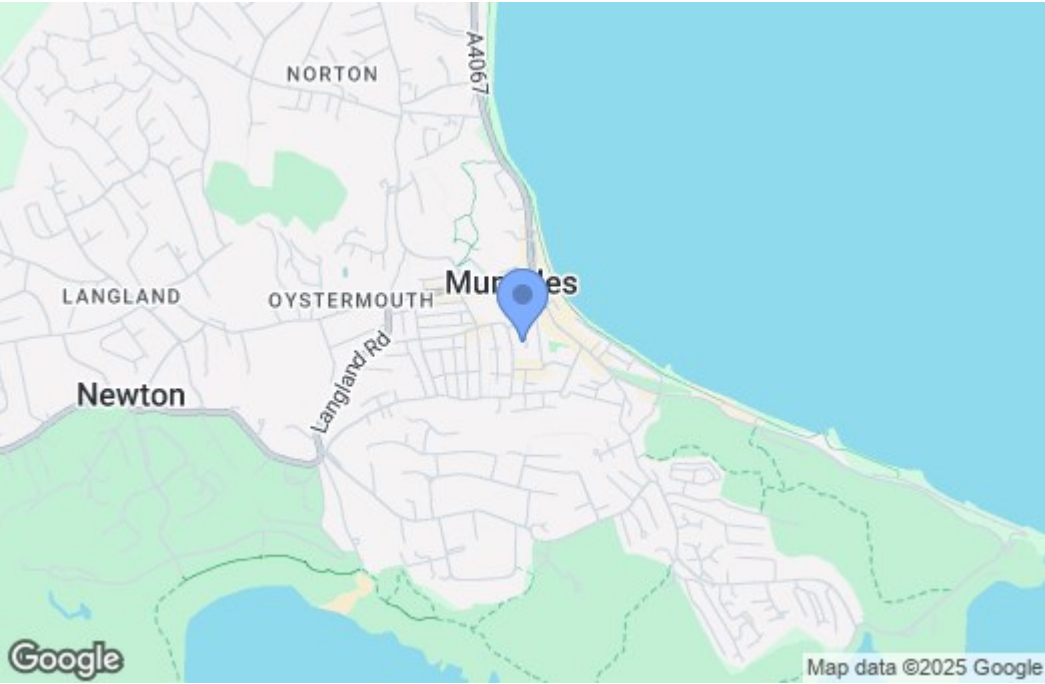
Tenure

Freehold.

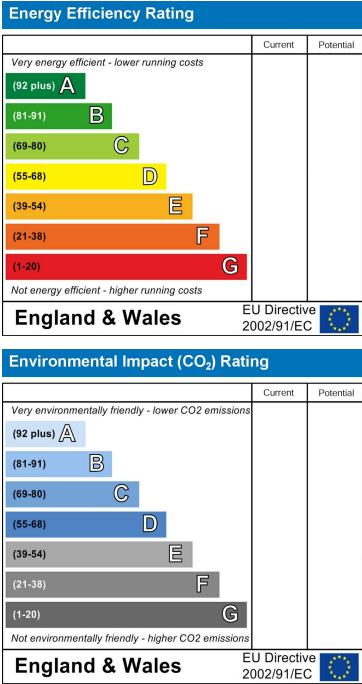
Floor Plan



Area Map



Energy Efficiency Graph



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