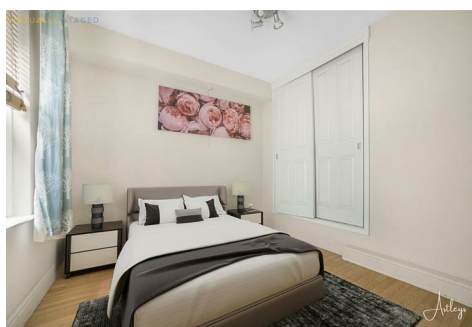


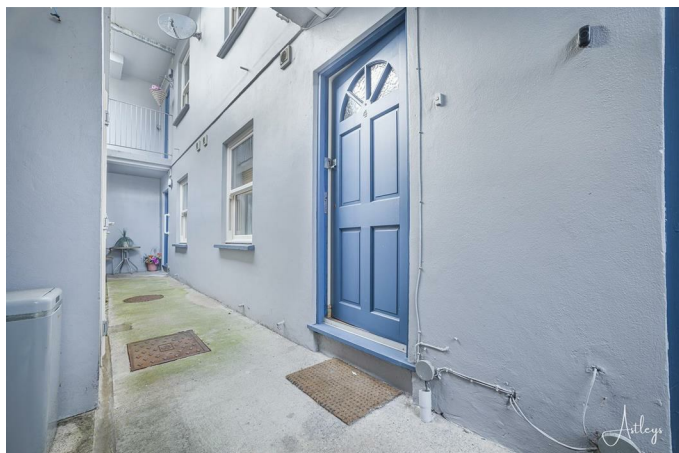


4 Irvine Court Mumbles Road, Mumbles, Swansea, SA3 4DL

£150,000

A fantastic opportunity to purchase a ground floor one-bedroom apartment in the sought-after Irvine Court, Mumbles. Offered with no onward chain, this property is ideal for first-time buyers, investors, or those looking to downsize. The accommodation spans approximately 404 square feet and includes a hallway, a well-proportioned bedroom, a modern shower room, and an open-plan kitchen and living area. Residents also benefit from convenient parking. Situated in a desirable location close to the heart of Mumbles, with its array of shops, cafes, and scenic coastal walks, this apartment must be seen to be fully appreciated.

Entrance



Via a hardwood door into the hallway.

Hallway



With doors to built-in storage cupboard. Door to the bedroom. Sliding door to the bathroom. Door to the kitchen/living area. Radiator.

Bedroom 8'9" x 8'10" (2.683 x 2.710)

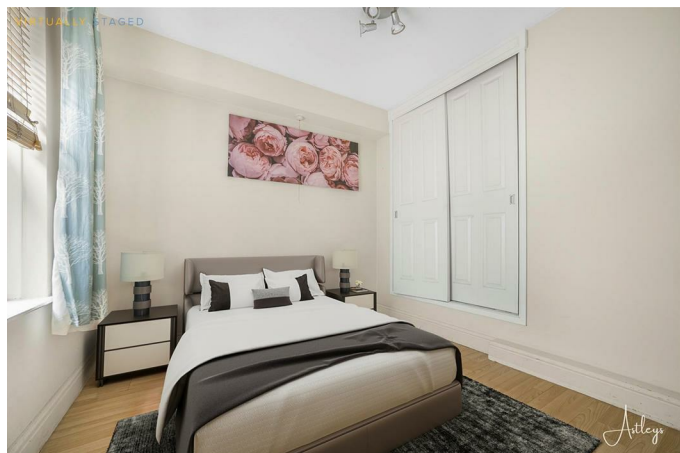


With a double glazed sash window to the rear. Wall mounted electric radiator. Sliding doors to built-in wardrobe.

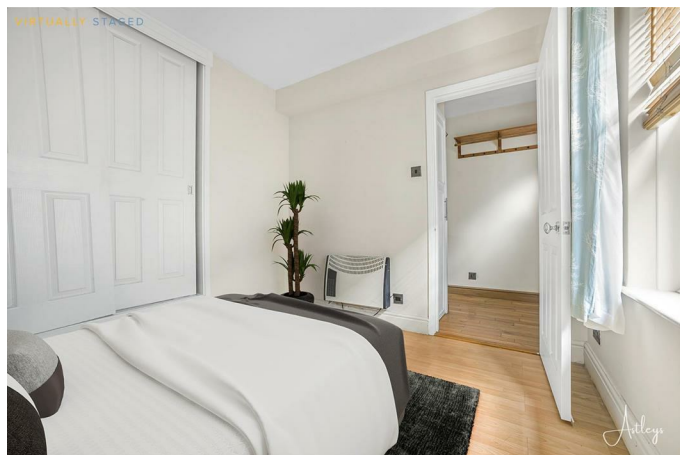
Bedroom



Bedroom



Bedroom

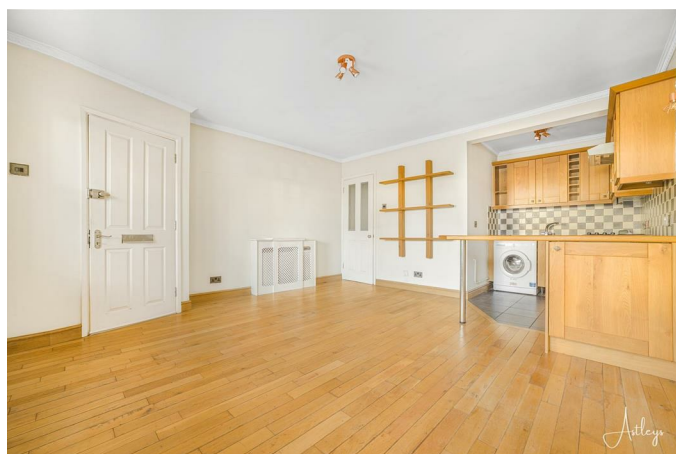


Shower Room 4'9" x 6'4" (1.468 x 1.954)



You have a corner shower cubicle. WC. Wash hand basin. Tiled floor. Tiled walls. Extractor fan.

Kitchen/Living Area 19'7" x 14'1" (5.981 x 4.297)



You have a door to the inner hall. Two double glazed sash windows to the front. Radiator. The kitchen is fitted with a range of base & wall units. Running work surface, incorporating a stainless steel sink and drainer unit. Four ring gas hob with oven and grill under. Extractor hood over. Space for washing machine. Space for fridge/freezer.

Kitchen/Living Area



Kitchen/Living Area



Kitchen/Living Area



Kitchen/Living Area



Kitchen/Living Area



External

Private parking for residents.

Aerial Aspect



Aerial Aspect



Another Aspect



Another Aspect



Services

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - full fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone. Flooding from the sea - risk between 0.5% and 3.3% chance each year.

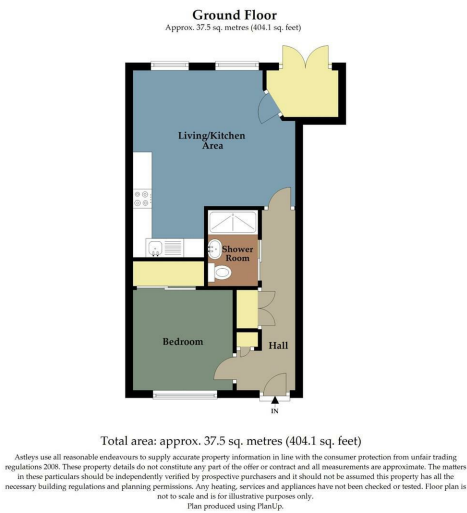
Council Tax Band

Council Tax Band - B

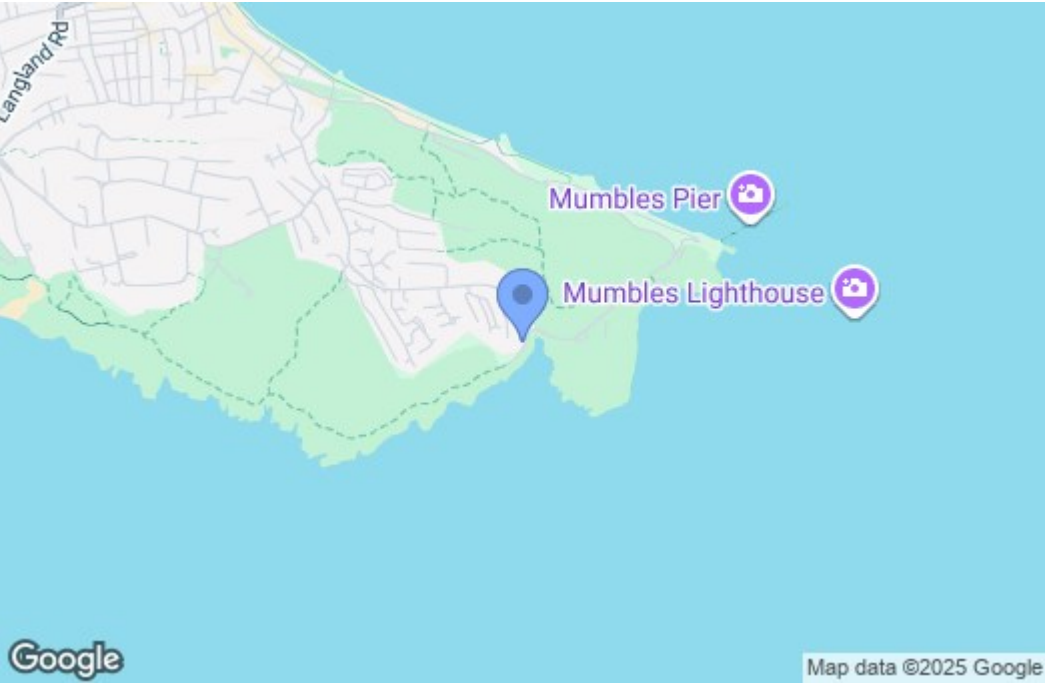
Tenure

Leasehold. 63 years left on the lease but this can be extended.

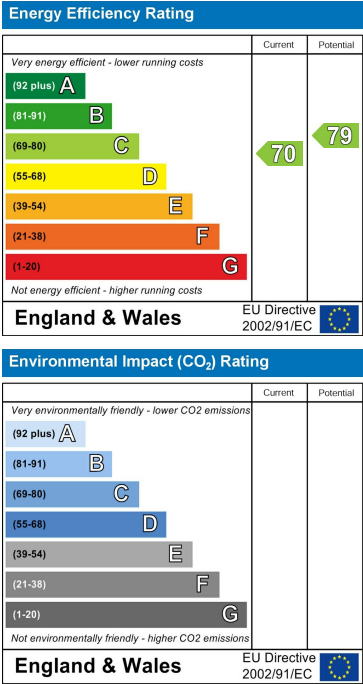
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.