

## 14 Park Avenue, Mumbles, Swansea, City & County Of Swansea, SA3 4DU

**Offers Over £275,000**

Perfectly positioned in the heart of Mumbles, in a cul-de-sac location, this three-bedroom home offers a unique opportunity to create your ideal family residence. Available with no chain, the property is just a moment's walk from the seafront promenade, perfect for leisurely strolls and enjoying the coastal atmosphere. The property also benefits from on street residents parking.

The ground floor features a welcoming hallway, a spacious lounge, and a functional kitchen/dining room. The first floor comprises two generous double bedrooms, a single bedroom and family bathroom.

The rear of the property includes a low-maintenance garden, ideal for outdoor dining and relaxation. The location is second to none, with a variety of amenities within easy reach, including bars, restaurants, shops, boutiques, a doctor's surgery, and parks.

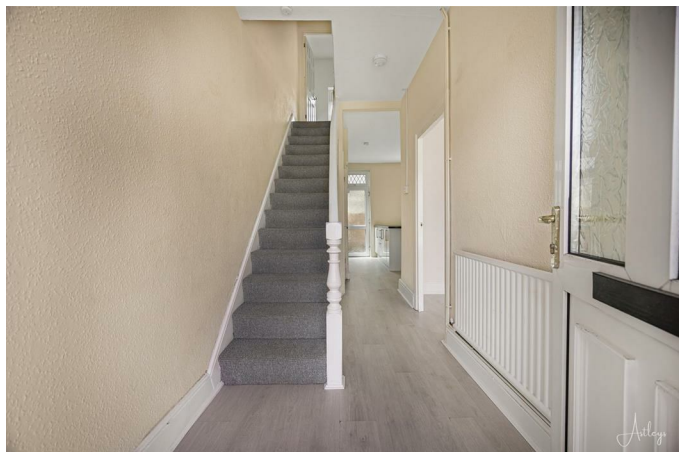
This property is a rare find in a sought-after location, offering a wonderful canvas to create a beautiful family home.



### Entrance

Via a frosted double glazed PVC door with frosted double glazed side panels into the hallway.

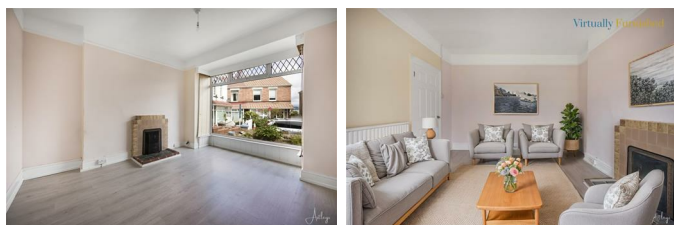
### Hallway



With stairs to the first floor. Opening to the kitchen. Door to the lounge. Door to under stairs storage. Radiator.

### Hallway

### Lounge 12'0" x 12'2" (3.674 x 3.720 )



With a double glazed windows to the front offering partial sea views. Radiator. Fireplace.

### Lounge

### Lounge



### Kitchen/Dining Room 12'3" x 17'1" (3.757 x 5.229 )



With a double glazed window to the rear. Frosted double glazed PVC door to the rear. Radiator. Door to under stairs storage. The kitchen is fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Four ring gas hob with oven & grill under. Plumbing for washing machine. Space for fridge/freezer. Central breakfast island.

### Kitchen/Dining Room



### Kitchen/Dining Room



### Kitchen/Dining Room

#### First Floor

#### Landing

With a door to the bathroom. Doors to bedrooms. Loft access.

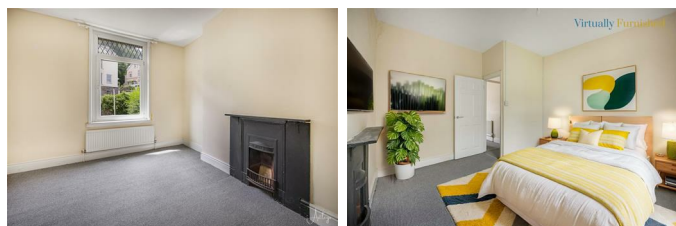
### Bathroom 6'10" x 5'0" (2.103 x 1.536 )



With a frosted double glazed window to the rear. Suite comprising; corner shower cubicle with oversized shoe head above. W/C. Wash hand basin. Chrome heated towel rail.

#### Bathroom

### Bedroom One 12'2" x 12'5" (3.718 x 3.801 )



With a double glazed window to the rear. Radiator.

#### Bedroom One

### Bedroom One



### Bedroom Two



### Bedroom Two 11'10" x 11'1" (3.631 x 3.392 )



With a double glazed window to the front offering partial sea views. Radiator.

### Bedroom Three 12'3" x 6'11" (3.755 x 2.13 )



With a double glazed window to the front offering partial sea views. Radiator.

### Bedroom Three

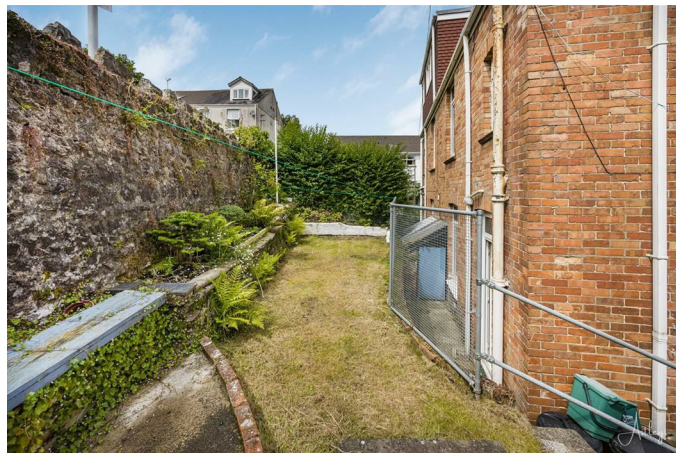
### External



**Another Aspect**



**Rear Garden**



**Aerial Aspect**



**Rear Garden**



**Rear Garden**



**Aerial Aspect**

**Aerial Aspect**

**Front**

You have a lawned garden home to a variety of flowers and shrubs. Side access to the rear.

**Rear**

You have steps leading up to a lawned garden and seating area.

### **Services**

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

### **Council Tax Band**

Council Tax Band - E

### **Tenure**

Freehold.

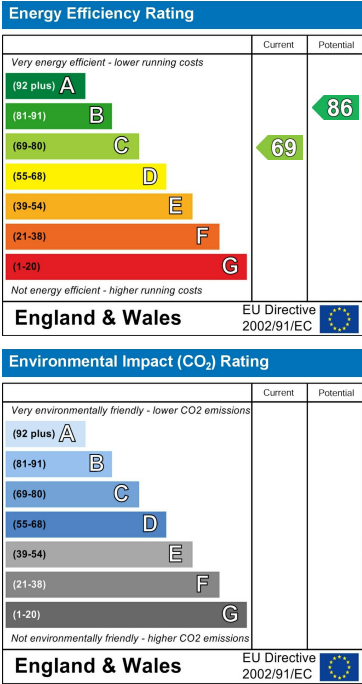
Floor Plan



Area Map



Energy Efficiency Graph



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