

33a
Newton Road, Mumbles
Swansea SA3 4AS



5 Bryn Terrace, Mumbles, Swansea, SA3 4HD

Offers Over £299,995

Situated in the heart of the charming coastal village of Mumbles, this delightful two-bedroom end terraced property offers an enviable lifestyle with far-reaching sea views across Swansea Bay. With a floor area of approximately 1005 square feet and occupying a plot of 0.04 acres, this home presents a perfect blend of character, comfort, and location—ideal for those seeking a tranquil coastal retreat or a convenient village base.

The accommodation is well laid out and includes a welcoming porch that leads into a spacious lounge and dining area, perfect for relaxing or entertaining. The kitchen is positioned at the rear of the property, offering access to the tiered rear garden. Upstairs, the first floor comprises two well-proportioned bedrooms, both of which benefit from stunning views of the bay, along with a family bathroom.

Externally, the property boasts private off-road parking to the front for one vehicle—a rare and valuable feature in this sought-after area. To the rear, a series of steps leads up through a tastefully designed garden,

Entrance

Via a composite door into the porch.

Porch

With a hardwood door into the open plan lounge/dining room.

Lounge/Dining Room 23'10" x 15'0" (7.273 x 4.575)



With stairs to the first floor. Door to the kitchen. Set of double-glazed windows to the side. Set of double-glazed windows to the front offering sea views of Swansea Bay and beyond. Two radiators. Spotlights.

Lounge/Dining Room



Lounge/Dining Room



Lounge/Dining Room



Kitchen 9'10" x 11'5" (3.000 x 3.497)



You have a set of double-glazed windows to the side. Double-glazed PVC door to the side. A well-appointed kitchen fitted with a range of base and wall units. Running work surface incorporating a ceramic sink with mixer tap over. Integral microwave. Integral oven and grill. Integral five-ring gas hob with extractor hood over. Integral fridge. Integral freezer. Space for dishwasher. Radiator. Spotlights.

Kitchen



Kitchen



First Floor

Landing



You have loft access. Spotlights. Door to the bathroom. Doors to bedrooms.

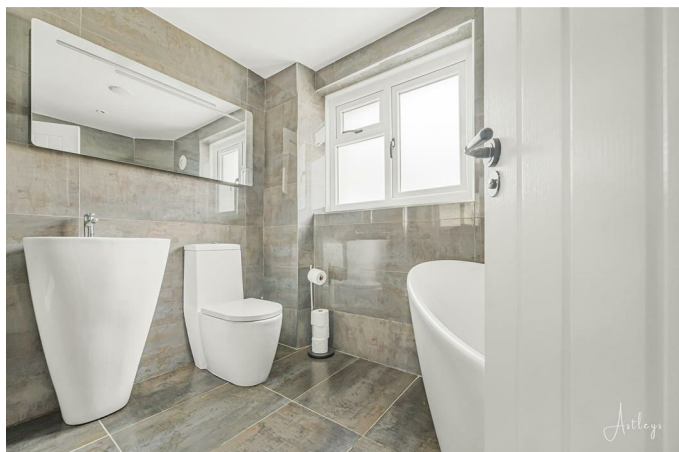
Landing



Bathroom



Bathroom 9'1" x 10'6" (2.780 x 3.213)



Bathroom



A well-appointed bathroom suite. Set of frosted double-glazed windows to the side. Suite comprising a large corner shower cubicle. Set of double-glazed windows to the side. Suite comprising a large corner shower cubicle with oversized shower head above. Freestanding bathtub. WC. Wash hand basin. Tiled floor. Tiled walls. Spotlights. Chrome heated towel rail.

Bedroom One 11'8" x 15'9" (3.580 x 4.821)



With a set of double-glazed windows to the front offering breathtaking sea views of Swansea Bay and beyond. Radiator. Spotlights.

Bedroom One



View



View



Bedroom Two 15'1" x 11'7" (4.609 x 3.531)



With a set of double-glazed windows to the side offering sea views of Swansea Bay and beyond. Radiator. Spotlights.

Bedroom Two



External

Another Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Front

You have parking for one vehicle. Side access to the rear.

Rear



You have steps leading up to a graveled seating area. Steps leading up to a further raised patio seating area which offers sea views of Swansea Bay and beyond.

Rear



Rear



Rear



Services

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

Council Tax Band

Council Tax Band - D

Tenure

Freehold.

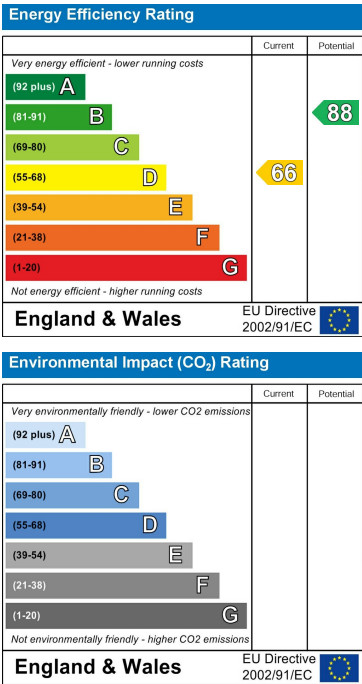
Floor Plan



Area Map



Energy Efficiency Graph



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.