

36 Woodville Road,
Mumbles, Swansea,
SA3 4AD



3



1



1



36 Woodville Road, Mumbles, Swansea, SA3 4AD

Offers Over
£385,000



Located on the ever-popular Woodville Road in Mumbles, this charming three bedroom terraced home offers a wonderful blend of character, space, and coastal living. Just a short walk from the picturesque seafront promenade, the property enjoys a prime position within one of Swansea's most sought-after locations.

Offering approximately 1,320 square feet of accommodation and set on a 0.04-acre plot, this delightful home enjoys partial sea views from both the main front bedroom and the attic room, adding a touch of coastal charm to everyday life.

The ground floor welcomes you with a light-filled, open-plan living and dining area, creating a spacious and sociable environment that flows seamlessly into a well-equipped kitchen and breakfast room at the rear of the property. Perfect for both everyday living and entertaining, this layout balances comfort with functionality.

Upstairs on the first floor, you'll find two generous double bedrooms along with a modern family bathroom. The front-facing bedroom enjoys glimpses of the sea, providing a tranquil retreat at the end of the day. The second floor is home to the third bedroom, a versatile space that could serve as a third bedroom, home office, or creative studio, also benefiting from partial sea views.

Externally, the rear garden has been thoughtfully designed for low maintenance while still offering plenty of charm. A raised patio seating area provides the perfect spot for outdoor dining or relaxing, with steps leading down to a gravelled area bordered by established flowers and shrubs. There is ample space here for additional seating and outdoor enjoyment. The garden also includes a detached shed and has convenient access to the rear lane.

This is a wonderful opportunity to acquire a spacious and characterful home in the heart of Mumbles, offering coastal views, modern comfort, and an unbeatable location just moments from the shoreline.



Entrance

Via frosted double glazed PVC door into the open plan living/dining room.

Living/Dining Room

24'4" x 15'3"

With stairs to the first floor. Double glazed bay window to the front. Two radiators. Feature fireplace housing a gas fire. Set of double glazed windows to the rear and a door to the kitchen/breakfast room.

Living/Dining Room

Living/Dining Room

Living/Dining Room

Living/Dining Room

Kitchen/Breakfast Room

18'1" x 12'11"

You have a set of double glazed French doors to the rear garden. Set of double glazed windows to the rear garden. Radiator. T Velux roof windows to the rear. A beautifully appointed kitchen fitted with a range of base and wall units, running marble work surface incorporating a four ring AEG induction hob. You have a stainless steel sink and drainer unit. Integral dishwasher. Plumbing for washing machine. Space for American-style fridge freezer. Integral microwave. Integral oven and grill. Spotlights.

Kitchen/Breakfast Room

Kitchen/Breakfast Room

Kitchen/Breakfast Room

First Floor

Landing

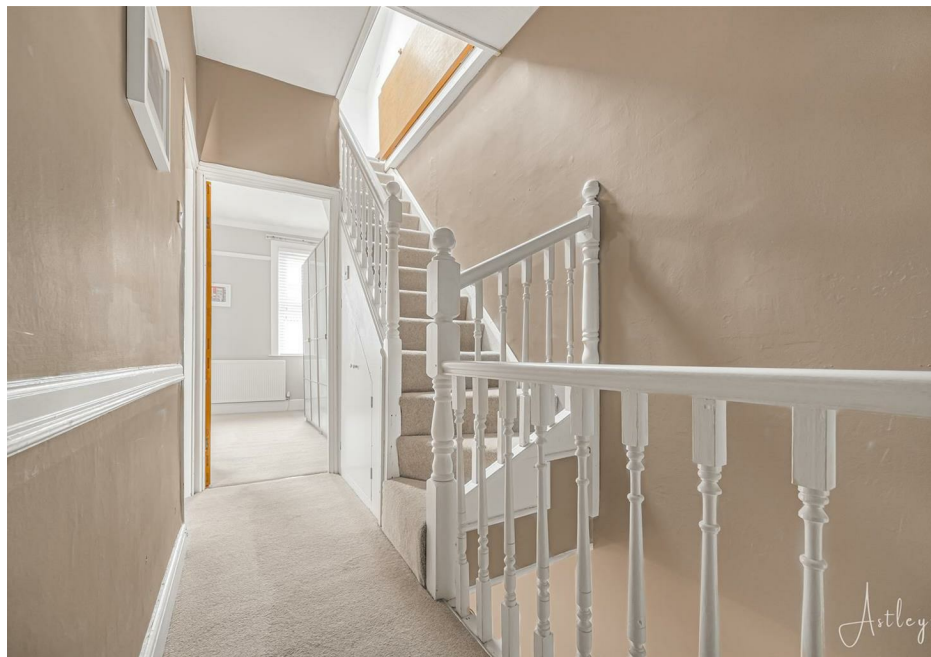
With a door to the bathroom. Doors to bedrooms. Stairs leading up to the attic room.

Bathroom

9'10" x 9'0"

A set of frosted double glazed windows to the rear. Door to built-in storage cupboard. Radiator. Bathroom suite comprising; bathtub with shower over. WC. Wash hand basin. Radiator.

Bathroom



Bedroom One

11'10" x 15'5"

You have a set of double glazed windows to the front offering partial sea views. Radiator.

Bedroom One**Bedroom Two**

12'5" x 9'9"

You have a double glazed window to the rear. Radiator.

Bedroom Two**Second Floor****Bedroom Three**

13'11" x 11'11"

Set of Velux roof windows to the front offering sea views of Swansea Bay. Velux roof window to the rear. Doors to eaves storage.

Bedroom Three**External****Aerial Aspect****Aerial Aspect****Front**

You have a small courtyard garden.

Rear

You have a low-maintenance rear garden. Which comprises a raised patio seating area with room for tables and chairs which in turn leads to a further graveled area home to a variety of flowers and shrubs, again with room for tables and chairs. Access to the rear lane. Detached garden shed.

Services

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

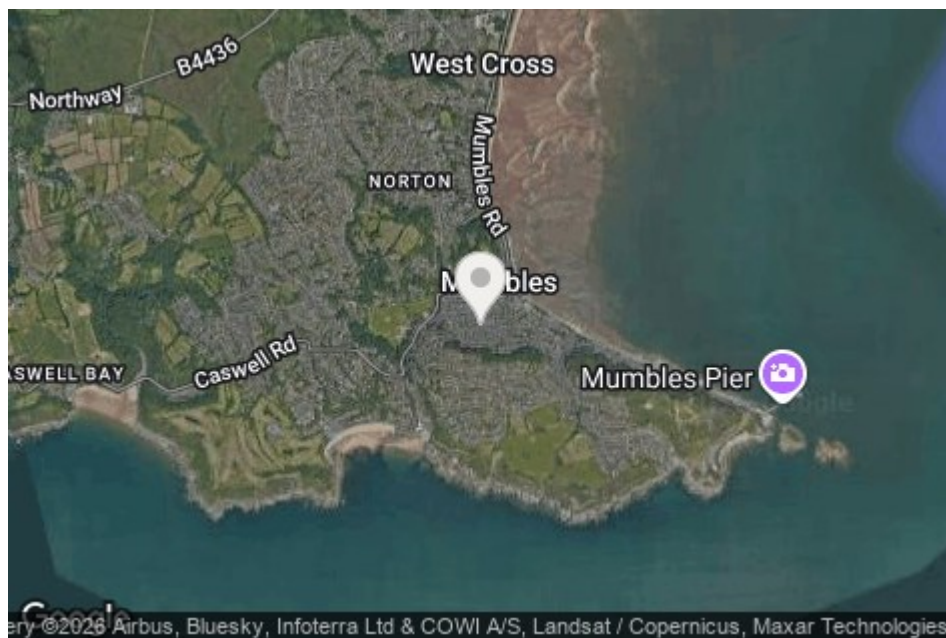
Council Tax Band

Council Tax Band - E

Tenure

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 122.6 sq. metres (1320.0 sq. feet)

Astleys use all reasonable endeavours to supply accurate property information in line with the consumer protection from unfair trading regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matters in these particulars should be independently verified by prospective purchasers and it should not be assumed this property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. Floor plan is not to scale and is for illustrative purposes only.

Plan produced using PlanIt.