

5 Myrtle Terrace,  
Mumbles, Swansea,  
SA3 4DT





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Offers Over  
**£375,000**



This beautiful home is just moments from the sea front promenade and the village of Mumbles. From the upper floors, the sweep of Swansea Bay forms a constant presence. The principal and third bedrooms both draw the eye towards the sea, while from the attic room the view opens wider still, taking in the curve of the coastline and the changing colours of the water throughout the day. It is a setting that feels quietly connected to the rhythms of the bay and the nearby village.

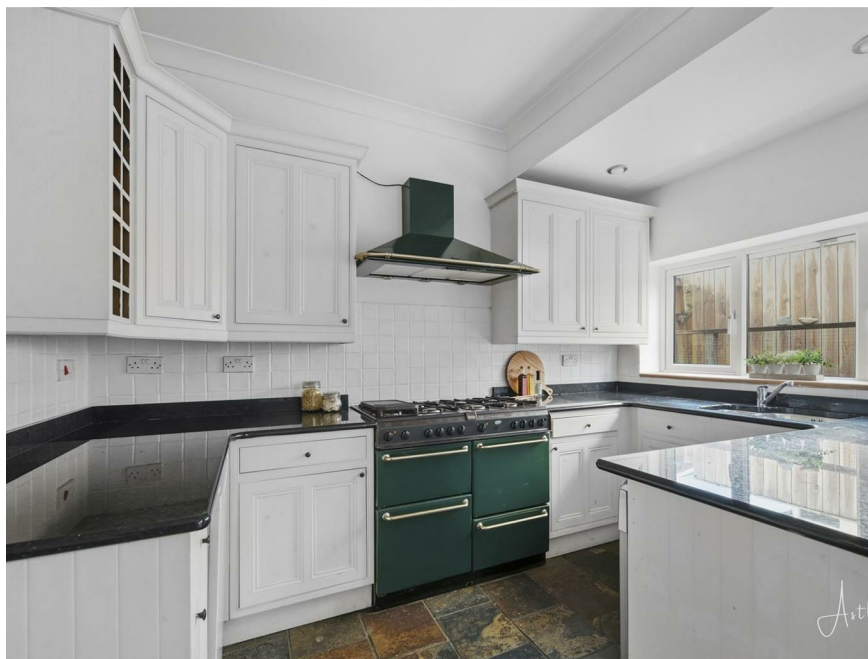
Inside, the layout is balanced and thoughtfully arranged. A welcoming hallway leads to a lounge designed for ease and comfort, and a kitchen breakfast room that naturally becomes the centre of family life. On the first floor, three bedrooms and a bathroom create a calm and functional living space. Above, the attic room provides a versatile retreat, perfectly placed to enjoy the far-reaching sea views.

To the rear, a raised decked terrace offers space for dining and relaxation in the open air, leading down to an area with potential for a single parking space, subject to the necessary permissions. The garden captures afternoon light and provides a private corner within this coastal setting.

A short stroll brings you to the heart of Mumbles, with its independent shops, galleries and restaurants, as well as the promenade and the celebrated walks that continue toward the Gower Peninsula. The atmosphere here is both lively and unhurried, shaped by the sea and the character of the village itself.

This property will appeal to those seeking a coastal home within walking distance of Mumbles life, and to those wishing for a well-positioned holiday retreat with views that hold the essence of the bay.





### Entrance

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

### Hallway

With stairs leading up to the first floor. Door to understairs storage. Door to the lounge. Door to the kitchen/breakfast room. Radiator. Tiled floor.

### Lounge

12'8" x 13'1"

You have a double-glazed bay window to the front. Radiator. Feature fireplace.

### Kitchen/Dining Room

16'1" x 18'6"

You have a set of double-glazed windows to the rear. Set of double-glazed French doors to the rear garden. Door to storage cupboard (currently being used to house the boiler and has plumbing for the washing machine. The kitchen itself is fitted with a range of base and wall units. Running marble work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Space for cooker. Space for dishwasher. Space for fridge freezer. Tiled floor. Radiator. Spotlights.

### First Floor

#### Landing

You have stairs leading up to the attic room. Double-glazed window to the side. Door to bathroom. Doors to bedrooms one, two and three.

#### Bedroom One

9'9" x 12'8"

You have a double-glazed window to the front offering sea views of Swansea Bay and beyond. Radiator. Feature fireplace.

#### Bedroom Two

11'7" x 10'9"

You have a double-glazed window to the rear. Radiator. Door to built-in storage cupboard.







### Bedroom Three

12'10" x 7'4"

You have a double-glazed window to the front offering sea views of Swansea Bay and beyond. Radiator.

### Bathroom

7'9" x 6'6"

You have a frosted double-glazed window to the rear. Bathroom suite comprising; corner bathtub. Corner shower cubicle. WC. Wash hand basin. Radiator. Tiles floor. Part tiled walls. Spotlights.

### Second Floor

#### Attic Room

17'6" x 15'2"

You have a set of double-glazed windows to the front offering breathtaking sea views of Swansea Bay and beyond. Two Velux roof windows to the rear. Radiator. Spotlights. Doors to eaves storage.

### External

#### Front

Side access to the rear garden.

#### Rear

You have a raised decked seating area with room for tables and chairs, which in turn leads to potential parking for one vehicle (subject to necessary planning).

### 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 - F

### Tenure

Freehold.





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 52                      | 81        |
| England & Wales                             | EU Directive 2002/91/EC |           |



Total area: approx. 125.5 sq. metres (1351.2 sq. feet)

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Plan produced using PlanIt.