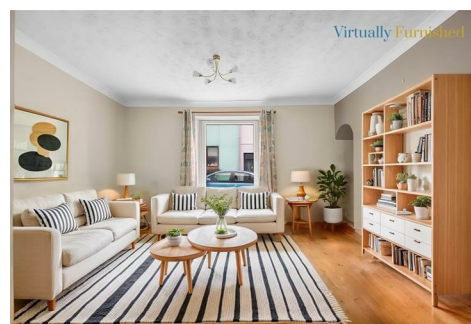
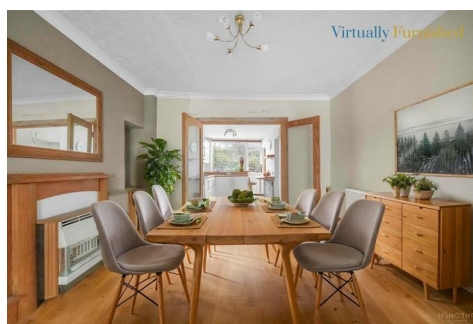




9 Park Street, Mumbles, Swansea, City & County Of Swansea, SA3 4DA

Offers Over £250,000

Charming three-bedroom terraced property located in the heart of Mumbles, offering an excellent opportunity for those looking to create their ideal home. While the property does require updating throughout, it boasts fantastic potential with a plot size of 0.03 acres and a generous floor area of 1,299 sq ft. One of the highlights is the partial sea view from the rear-facing bedroom, providing a glimpse of the stunning coastal scenery Mumbles is known for.

The accommodation on the ground floor comprises a porch, welcoming hallway, spacious lounge/dining room, kitchen, bathroom, and a handy utility area. Upstairs, the property benefits from an attic, ideal for storage or potential conversion, along with three good-sized bedrooms. Sold with no onward chain, this home presents a great investment opportunity in a sought-after location, just a short stroll from the seafront, shops, and local amenities.

Entrance

Via a frosted double glazed PVC door into the porch.

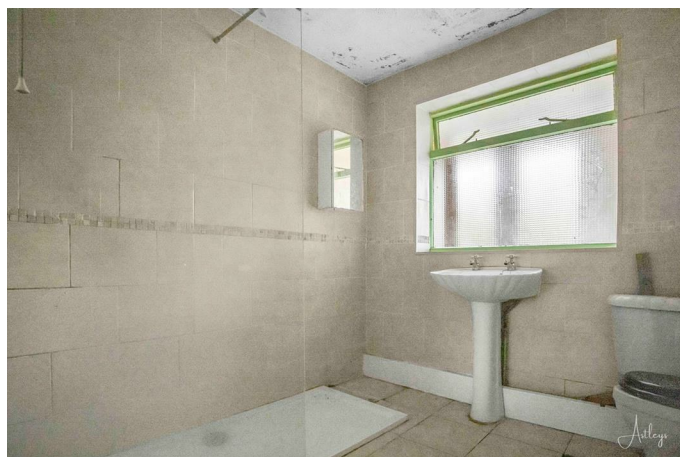
Porch

With tiled floor and a frosted glazed hardwood door into the hallway.

Hallway

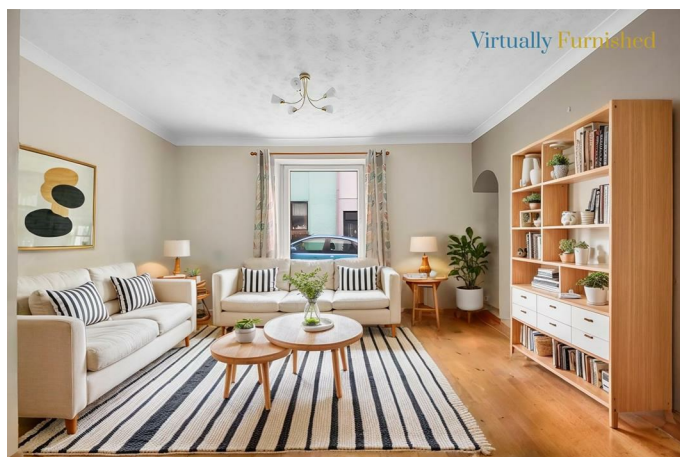
With stairs to the first floor. Radiator. Door to lounge dining room. Door to bathroom.

Bathroom 7'6" x 6'9" (2.303 x 2.072)



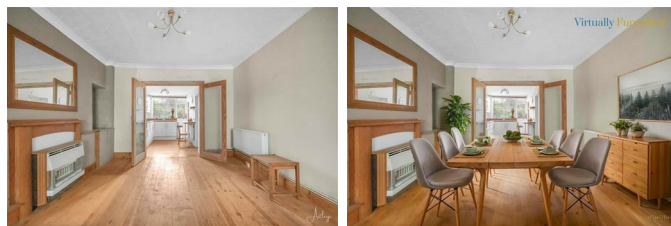
With a frosted glazed window to the rear. Suite comprising walk-in shower. WC. Wash hand basin. Tiled floor. Tiled walls. Chrome heated towel rail.

Lounge/Dining Room 23'8" x 11'7" (7.230 x 3.536)

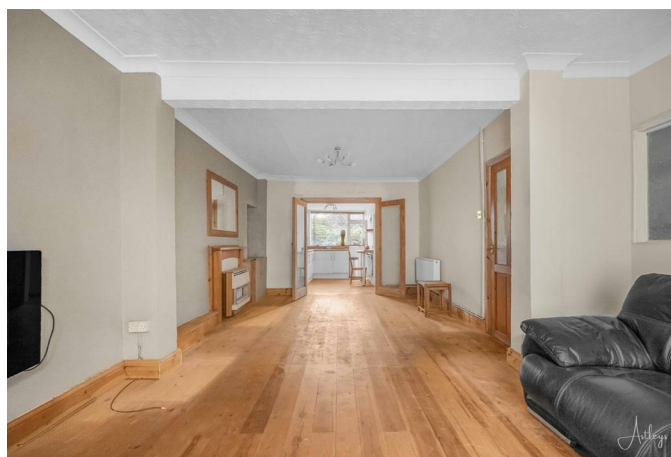


With a double glazed window to the front. Two radiators. Set of doors to the kitchen.

Lounge/Dining Room



Lounge/Dining Room



Kitchen 12'6" x 8'0" (3.822 x 2.441)



With a set of double glazed windows to the rear. Door to the utility area. Radiator. Breakfast bar. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a 1.5 bowl stainless steel sink and drainer unit. Four ring gas hob with extractor hood over. Integral oven.

Kitchen



Utility Area 3'0" x 7'8" (0.924 x 2.357)

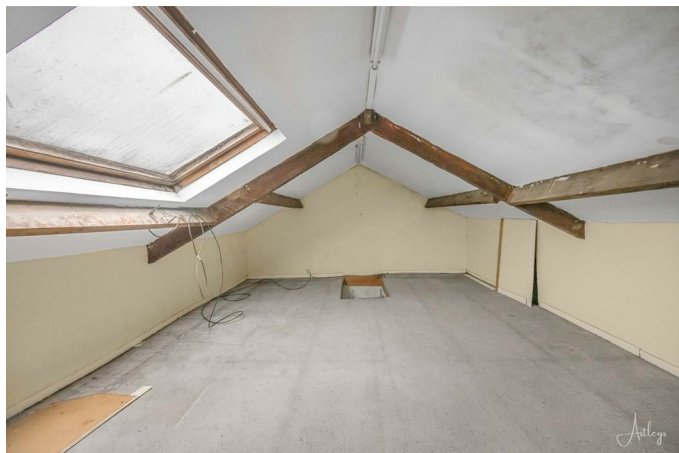
With plumbing for washing machine and a set of double glazed French patio doors to the rear garden.

First Floor

Landing

With access via pull down ladder to the attic. You have a frosted double glazed window to the rear. Doors to bedrooms.

Attic 17'1" x 13'0" (5.217 x 3.987)



With a Velux roof window to the rear offering partial sea views. Doors to eaves storage.

Bedroom One 10'0" x 11'6" (3.054 x 3.528)



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

Bedroom One

Bedroom Two 13'4" x 9'3" (4.065 x 2.825)



With a double glazed window to the front. Radiator.

Bedroom Three 10'9" x 7'2" (3.283 x 2.198)

With a double glazed window to the front. Radiator.

Bedroom Three



Rear



With ample room for tables and chairs.

Services

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

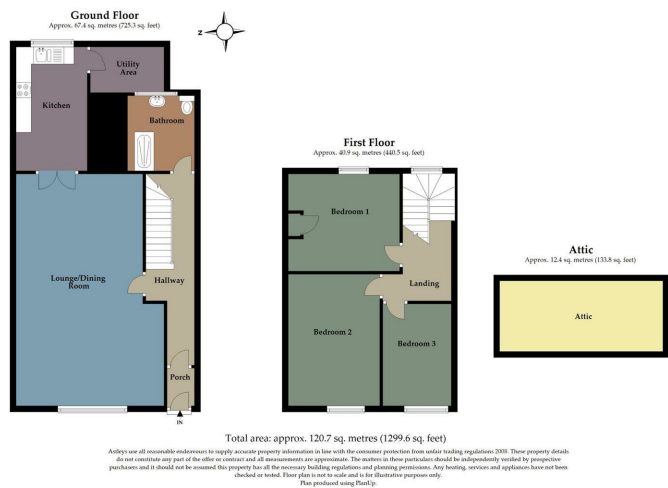
Council Tax Band

Council Tax Band - D

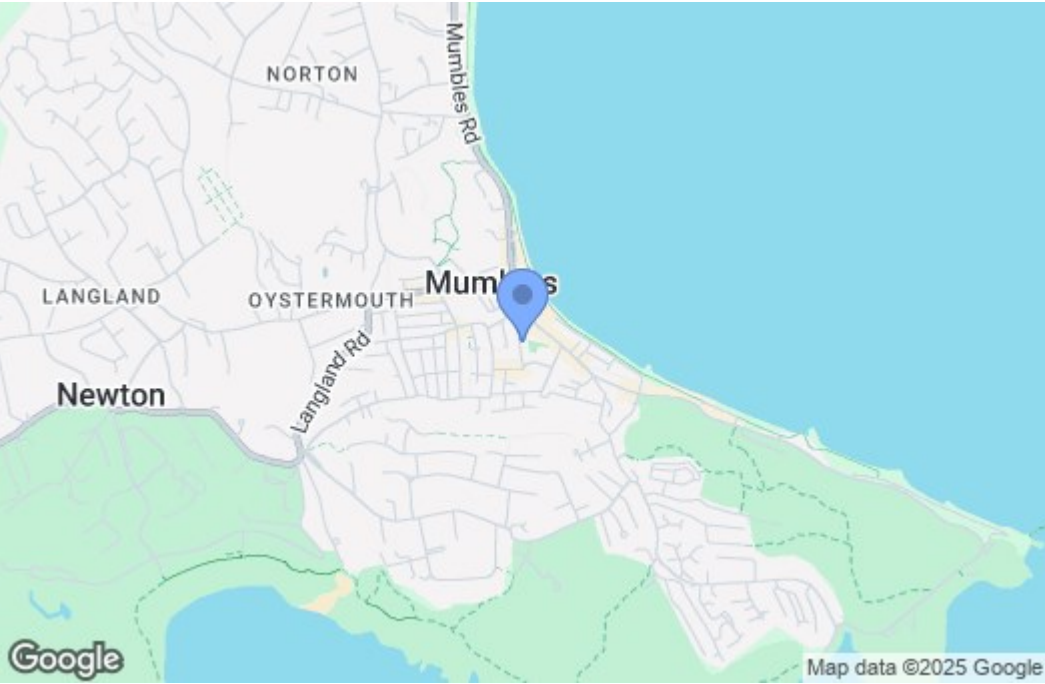
Tenure

Freehold.

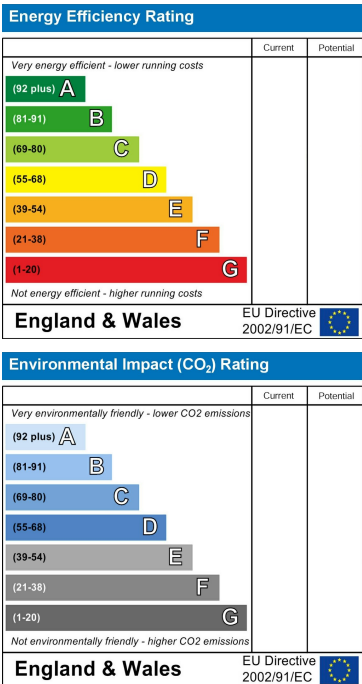
Floor Plan



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.