

Beach Hill Cottage 10
Thistleboon Road,
Mumbles, Swansea,
SA3 4HE



2



1



1



Beach Hill Cottage 10 Thistleboon Road, Mumbles, Swansea, SA3 4HE

£300,000



A soft sea-light filters through the upper windows, and from the principal bedroom here you will find glimpsed views across the bay to the open horizon. The tide's whisper and the salt-tainted breeze are constant companions in this charming terraced home, located within a few minutes' walk of the vibrant village by the sea. Independent cafés, artisan boutiques, the prom turning out to join sandy beaches and a fine selection of bars and restaurants all lie within easy reach.

Step through into a welcoming lounge and dining space on the ground floor, where well-proportioned windows ensure the room is flooded with light and the layout flows easily into a kitchen designed for everyday living and hospitality alike. Upstairs you will find a comfortable family bathroom and two bedrooms. The main bedroom offers that sea-view aspect, while the second room is quietly situated to the rear.

To the rear there is a paved patio garden planted with a selection of shrubs, offering a peaceful retreat for morning coffee or al-fresco suppers under softly lit skies. A gate gives access to a rear alley for convenience and a sense of privacy.

Living here offers more than the confines of bricks and mortar. It brings the pleasure of coastal walks, the buzz of a village lifestyle, and the easy transition between restful evenings and lively social moments. Whether you seek a permanent home in this delightful seaside enclave or the ideal holiday retreat to revisit again and again, this residence is well suited to either purpose.



Entrance

Via a composite door with a steel lined, 5-point locking system and 3* lock into the lounge/dining room.

Lounge/Dining Room

13'4" x 21'3"

You have a double glazed bay window to the front of the property offering Bay views of Swansea Bay. Door to the kitchen. Clearview wood burner. Laminate flooring. Two radiators.

Kitchen

13'10" x 7'2"

With a set of double glazed windows to the rear. Integral oven. Four ring gas hob. Space for a dishwasher. You have under counter and over counter cupboard space and a stainless steel sink. Integrated fridge/freezer. PVC door to the garden. Laminate floor.

First Floor

Landing

With a door to the bathroom. Doors to bedrooms. Ceiling hatch into the loft.

Bathroom

7'9" x 8'8"

You have a double glazed window to the side. WC. Large walk-in shower. Wash hand basin. Radiator. Laminate floor. Door to airing cupboard housing the boiler.

Bedroom One

10'5" x 13'10"

Double glazed window to the front. Radiator.

Bedroom Two

10'8" x 8'3"

With a double glazed window to the rear. Radiator. Door to built in storage cupboards.

External

Front

You have a raised terrace which has spectacular views down over Mumbles Bay and over towards Swansea Bay.



Rear

Three-tier enclosed terrace garden with spectacular views of the bay.

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

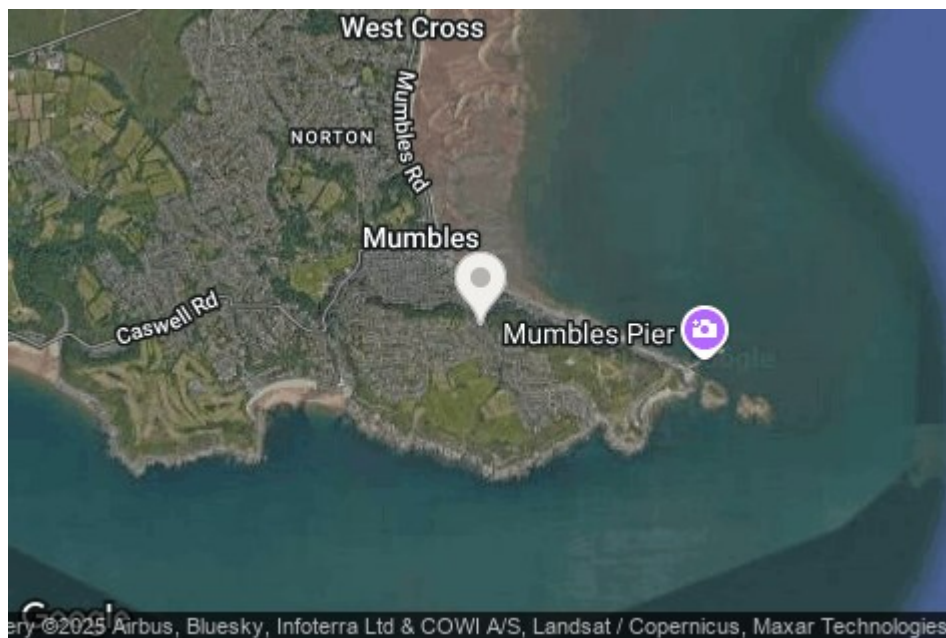
Tenure

Freehold.

Agents Note

The property has been recently renovated with new kitchen, bathroom, radiators and double-glazing.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		66
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Total area: approx. 56.6 sq. metres (609.2 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 PlanUp.