

31 Sealands Drive,  
Mumbles, Swansea,  
SA3 4JU



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# 31 Sealands Drive, Mumbles, Swansea, SA3 4JU

Asking Price

£145,000



Just moments away from the picturesque Bracelet Bay, this charming property offers some sea views and a wonderful coastal retreat. An ideal as a second home or an investment opportunity.

The property benefits from a private shared driveway, adding convenience and ease to your coastal lifestyle. The low-maintenance garden provides the perfect spot to relax and soak in the sea views.

Located within walking distance to the charming seaside village of Mumbles, you'll have easy access to a vibrant array of shops, bars, and restaurants. The nearby coastal path offers endless opportunities for long, scenic walks, allowing you to fully immerse yourself in the natural beauty of the area.

This property is offered for sale with no chain, ensuring a smooth and swift transaction. Don't miss the chance to own this delightful bungalow in one of the most sought-after locations on the coast.





### Entrance

Via a double glazed PVC door into the kitchen/living room.

### Kitchen/Living Room

23'4" x 10'1"

Set of double glazed windows to the front offering partial sea views. Doors to the bedrooms. Door to the bathroom. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Four ring hob with oven and grill under. Integral fridge.

### Bathroom

5'9" x 6'7"

You have a frosted double glazed window to the rear. Bathroom suite comprising: bathtub. WC. Wash hand basin. Tiled floor. Part tiled walls.

### Bedroom One

9'9" x 7'8"

You have a set of double glazed windows to the rear. Doors to built-in wardrobes.

### Bedroom Two

9'9" x 8'5"

You have a double glazed window to the rear. Doors to built-in wardrobes.

### External

#### Another Aspect

#### Front

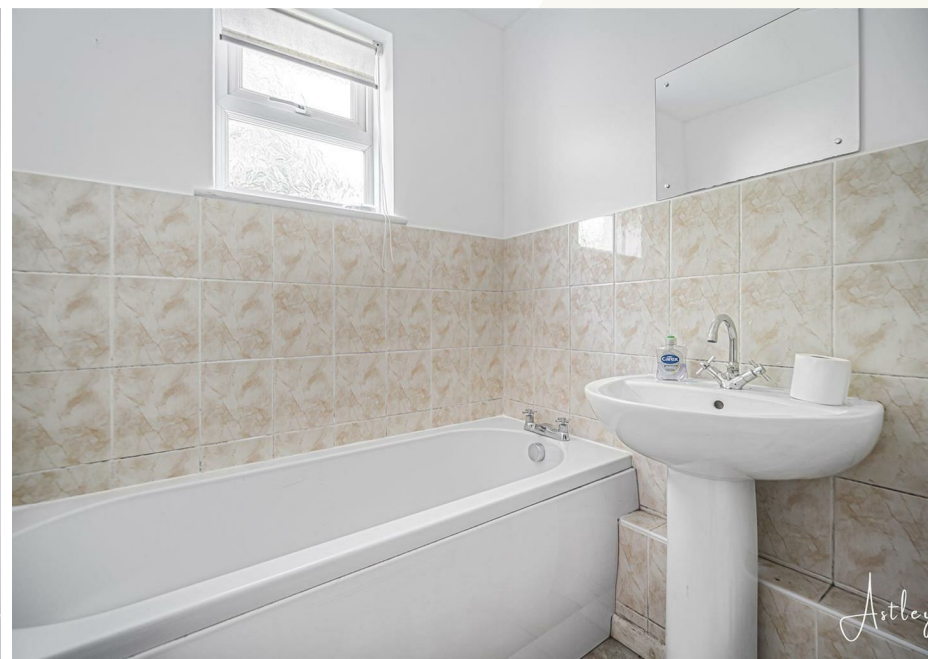
You have a shared driveway.

#### Drone Shot

#### Rear

You have a courtyard garden.





**Services**

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

**Council Tax Band**

Council Tax Band - B

**Tenure**

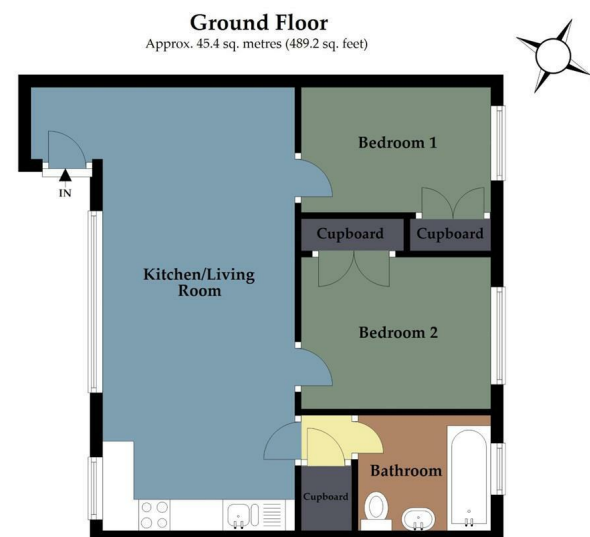
Freehold.







| 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 |                         |                                                                                       |
|                                             | 42                      | 78                                                                                    |
| England & Wales                             | EU Directive 2002/91/EC |  |



Total area: approx. 45.4 sq. metres (489.2 sq. feet)

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Plan produced using PlanUp.