

6 Thistleboon Road,  
Mumbles, Swansea,  
SA3 4HE



# 6 Thistleboon Road, Mumbles, Swansea, SA3 4HE

Offers In The Region Of  
**£315,000**



Moments from the shoreline & heart of Mumbles this Victorian fisherman's cottages setting carries the gentle rhythm of coastal village life. Independent cafes, galleries & local shops line the seafront promenade, while coastal path walks extend towards the sands of Langland Bay & the breathtaking beauty of the Gower peninsula. Historic landmarks such as Oystermouth Castle overlook the Bay & everyday amenities, schools & transport links into Swansea & beyond remain within easy reach.

This charming characterful house unfolds across a thoughtfully arranged interior of approximately 850 square feet set within a modest yet manageable plot of around 0'02 acres. A welcoming split level lounge & dining room forms the heart of the ground floor, offering an adaptable space for quiet evenings or hosting friends & family. The bay window offers generous light & a picturesque Seaview. The adjoining kitchen, bathroom & courtyard complete the practical ground floor layout. Upstairs three bedrooms provide comfortable accommodation. From the front bedroom elevated village views extend across rooftops framing a view of the waters of Swansea Bay. The open plan sky lighted attic offers storage & panoramic views over Mumbles village, Swansea Bay & beyond.

Externally the rear roof top terrace garden can be accessed from the steps leading from the ground floor courtyard or third bedroom. There is a convenient recessed discrete storage area behind the bathroom. Designed to encourage outdoor living this elevated space easily accommodates table & chairs, ideal for morning coffee or relaxed summer dining watching the tides ebb & flow. One step up transports you from the roof garden terrace to further elevation where a log cabin summerhouse resides with potential to be utilised as an office, gym, creative space or sheltered space to leisurely enjoy the much sought after Seaview's.



#### Entrance

Via a bespoke stained glass double glazed PVC door into the lounge/dining room.

#### Lounge/Dining Room

22'4" x 15'0"

A split level room with hardwood stairs to the first floor. Living area carpeted & wooden floored raised dining area. Wooden half glazed door to the kitchen. Double glazed tilt & turn patio door to the rear. Double glazed bay window to the front. Coal effect ornate Iron gas fire. Two radiators.

#### Kitchen

14'1" x 7'0"

With a double glazed window to the side. Slate tiled floor-half walls-splash back drop & window sill. Dimple pattern double glazed door to the rear. Extra Oak work top/table area currently in door recess. Farm house barn wooden door to the bathroom. The kitchen is fitted with a range of base & under lighted wall units, running work surfaces incorporating a four ring gas hob with extractor hood over. Incorporated electric double oven. Sink & drainer unit with mixer tap. Space for Under worktop fridge/freezer or dishwasher. Space & plumbing for under worktop washing machine. Radiator.

#### Bathroom

6'10" x 7'1"

With two opening frosted double glazed windows to the rear & a fixed double glazed frosted glass window to the side. Suite comprising cast iron bathtub with mixer tap & electric shower over. Feature W/C. Wash hand basin with mixer tap. Slate tiled floor. Fully tiled walls & bathroom surround. Radiator. Six Halogen down lighting Ceiling lights. Three Oak storage shelves.

#### First Floor

##### Landing

Carpeted & part laminate with antique pine wooden doors to the 3 bedrooms. Roof skylight above stairs. Rope ladder accessing open plan attic/storage area with second roof skylight. W/C. Wash Hand basin.

##### View

##### Bedroom One

10'7" x 12'5"

With a tilt & turn double glazed window to the front offering Seaview. Wooden flooring. Radiator. Louvred double doors to built in boiler/storage cupboard. Several shelving fixtures. Bespoke open plan modern scaffold clothing storage unit with upper oak boarded storage space.

##### Bedroom Two

8'6" x 11'6"

Laminate flooring, with a double glazed (tilt & turn) window. Two recessed Oak shelving fixtures. Alcove open plan clothing storage rail with side Oak cubby hole shoe/accessory storage. Radiator.

##### Bedroom Three

9'5" x 7'7"

Currently being used as a gym. Wooden floor. Two shelving fixtures. Radiator. Double glazed French doors leading out to the rear roof garden terrace & further elevation where a log cabin summerhouse resides also currently being used as a gym.

##### External



### Courtyard

Accessed by Double glazed tilt & turn patio door. Two weather shielded power points. Outside tap. Access to rear kitchen door. Steps up for secondary access to recessed storage area behind bathroom, log cabin Summer House & roof garden terrace.

### Aerial Aspect

### Front

As you enter the property you have breathtaking sea views of Swansea Bay.

### Rear

Raised roof garden terrace with two weather shielded exterior power points. Ample room for table & chairs, etc. Steps leading to further elevation currently housing a log cabin summer house. Sea views of Swansea Bay. Steps leading down to further storage.

### Log Cabin Summer House

11'7" x 10'11"

Currently being used as a gym. Power & lighting. Alarm system.

### Services

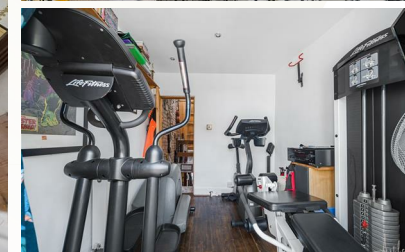
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - full fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone.

### Council Tax Band

Council Tax Band - D

### Tenure

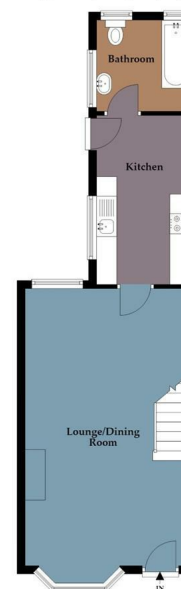
Freehold.





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | <b>86</b> |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | <b>66</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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

**Ground Floor**  
Approx. 43.6 sq. metres (469.4 sq. feet)



**First Floor**  
Approx. 35.4 sq. metres (381.2 sq. feet)



Total area: approx. 79.0 sq. metres (850.6 sq. feet)

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Plan produced using PlanUp.