

55 Castle Acre,
Mumbles, Swansea,
SA3 5TH

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Offers In Excess Of
£355,000



In a sought-after cul-de-sac location, this fantastic home offers a rare opportunity to enjoy coastal living just a moment from the sea front promenade and village of Mumbles while offering driveway parking and a garage. The beautifully presented property boasts some sea views to the rear.

The ground floor welcomes you with a porch leading into a hallway, a well-appointed kitchen, and a spacious lounge/dining room, ideal for both everyday living and entertaining. On the first floor, there are two double bedrooms and a modern shower room.

Externally, the front of the property features private driveway parking, with the added benefit of a garage located opposite in a row of garages. The rear garden is a charming retreat, with a patio seating area that easily accommodates outdoor furniture, surrounded by an array of flowers and shrubs. From here, you can enjoy delightful partial views across Swansea Bay and beyond, enhancing the appeal of this inviting coastal home.



Entrance

Via a set of double glazed PVC doors into the porch.

Porch

With a frosted double glazed PVC door into the hallway.

Hallway

With stairs to the first floor. Radiator. Door to storage cupboard. Door to kitchen. Door to lounge/dining room.

Kitchen

9'8" x 8'4"

You have a double glazed window to the front. Tiled floor. Spotlights. A well-appointed kitchen 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 gas hob with extractor hood over. Integral oven and grill. Space for fridge freezer. Integral wash machine.

Lounge/Dining Room

22'7" x 14'8"

Feature fireplace housing a gas fire set on marble hearth with marble surround. Double glazed PVC door and a set of double glazed windows to the rear garden. Two radiators.

First Floor

Landing

You have a door to airing cupboard. Loft access (via pull down ladder with partially boarded loft for storage). Door to bathroom. Doors to bedrooms one and two.

Bathroom

8'3" x 5'4"

Well appointed suite comprising; corner shower cubicle. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights. Extractor fan.

Bedroom One

14'2" x 14'10"

You have a set of double glazed windows to the rear offering partial sea views of Mumbles Bay and beyond. Radiator. Door to built in wardrobes.



Bedroom Two

14'1" x 10'0"

You have a set of double glazed windows to the front. Radiator. Sliding doors to built in wardrobe.

External

Front

Private driveway parking and a single garage in the garage block opposite.

Rear

Low maintenance garden comprising a patio seating area with ample room for tables and chairs. Partial sea views of Mumbles Bay.

Services

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

Council Tax Band

Council Tax Band - E

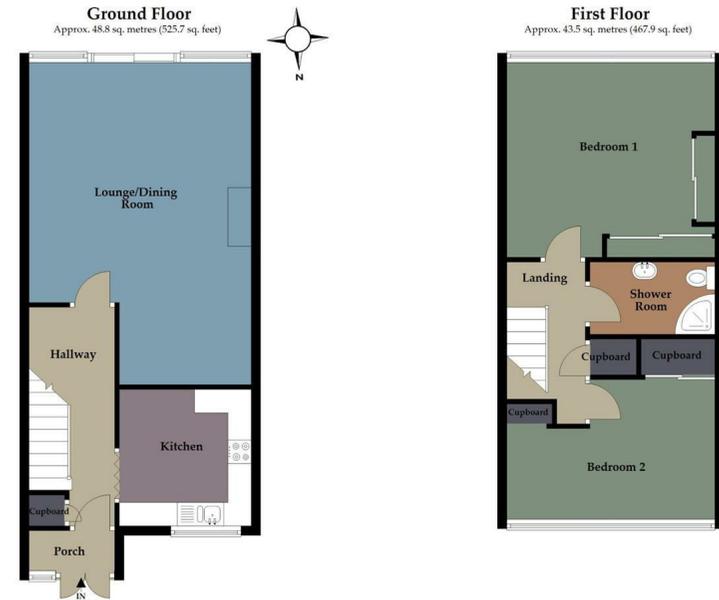
Tenure

Freehold.





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



Total area: approx. 92.3 sq. metres (993.6 sq. feet)

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Plan produced using PlanIt.