

3 Windsor Place,
Mumbles, Swansea,
SA3 4LG



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Offers Over
£350,000



Mumbles offers an appealing blend of coastal living and village convenience, with the promenade, beaches and Gower coastline close by, alongside a wonderful selection of independent cafés, restaurants, boutiques and everyday amenities. Oystermouth Castle adds further character, while scenic coastal walks lead towards Langland and Caswell Bay. Excellent bus links provide easy access to Swansea and the wider area.

This three bedroom terraced property offers approximately 991 sq ft of accommodation arranged over three floors and is available with no onward chain. The home combines a practical layout with views across Swansea Bay and an attractive outlook towards Oystermouth Castle from the third bedroom.

The ground floor provides a lounge and dining room together with a separate kitchen. Two bedrooms and the family bathroom occupy the first floor, while the second floor is dedicated to the third bedroom, enjoying those appealing coastal and castle views.

To the rear, the garden is arranged across two levels, with a seating area and steps leading to a further terrace providing space for tables and chairs. There is also access to an outbuilding, offering useful additional storage.

With its versatile accommodation, coastal outlook and enviable position close to the amenities and coastline of Mumbles, this is an inviting home offering the opportunity to enjoy one of the Gower's most sought after village settings.



Entrance

Via a double glazed PVC door into the open plan lounge/dining room.

Lounge/Dining Room

22'11" x 13'3"

Double glazed window to the front. Opening to the kitchen. Stairs to the first floor. Two radiators. Feature fireplace housing a wood burner set in the fireplace.

Kitchen

6'5" x 13'0"

With a set of double glazed French doors for the rear garden. Well appointed kitchen fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl sink and drainer unit. Four ring induction hob with extractor hood over. Oven and grill under. Integral washing machine. Integral dishwasher. Integral fridge/freezer.

First Floor

Landing

Door to the bathroom. Door to bedrooms one and two. Stairs leading up to bedroom three.

Bathroom

6'3" x 12'6"

Velux roof window to the rear. A well appointed bathroom suite comprising; bathtub. WC. Wash hand basin. Corner shower cubicle with oversized shower head above. Tiled floor. Tiled walls. Radiator.

Bedroom One

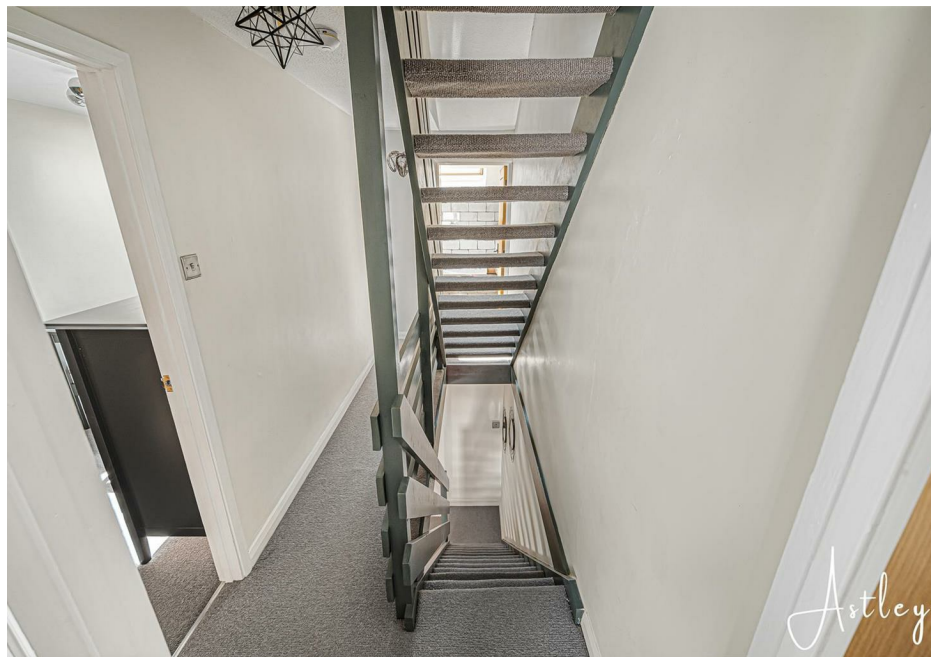
9'3" x 14'9"

Double glazed window to the front. Radiator.

Bedroom Two

13'5" x 8'2"

Velux roof window to the rear. Radiator.



Second Floor

Landing

Door to bedroom three.

Bedroom Three

9'2" x 13'0"

Set of double glazed windows to the front offering breathtaking sea views of Swansea bay and beyond. Views of Oystermouth Castle also. Radiator.

View

External

Seating area with steps leading up to a further seating area with room for tables and chairs. Door to outbuilding.

Drone Shot

Another Aspect

Front

Rear Garden

Services

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

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		67	87
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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