

2 Hill Street, Mumbles,  
Swansea, SA3 4EF

 2  1  1



 **ASTLEYS**  
SALES AND LETTINGS

## 2 Hill Street, Mumbles, Swansea, SA3 4EF

£300,000



At the gateway to the Gower Peninsula, Mumbles offers a distinctive coastal rhythm shaped by its seafront promenade, independent cafés and a long sweep of beaches that change with the light and tide. Morning walks along the shore give way to afternoons in galleries and local eateries, while nearby green spaces and well regarded schools support a balanced, year round way of living. Swansea city centre lies within easy reach, offering rail connections and a wider cultural scene, yet the village retains a close knit, welcoming atmosphere.

Set within this established coastal setting, the house presents a thoughtfully arranged interior that makes the most of its proportions. From the front door, there is a subtle glimpse of the sea, an ever present reminder of the location. The ground floor unfolds into a combined lounge and dining room, a comfortable and adaptable space suited to both quiet evenings and informal entertaining. The adjoining kitchen is arranged for practical use, with a natural flow between the two areas.

Upstairs, two bedrooms provide restful accommodation, complemented by a well appointed bathroom. The layout is straightforward and efficient, lending itself equally to a main residence or a coastal retreat.

Outside, the rear garden rises in gentle tiers, creating defined spaces for relaxation. A raised seating area offers room for outdoor dining, leading to a further patio where a detached summer house provides a versatile retreat, ideal for work, hobbies or simply enjoying the surroundings in a more private setting.

With a modest plot that is easy to maintain and a total floor area that feels well balanced, this is a home that captures the essence of coastal living in one of South Wales' most desirable villages.



### Entrance

Via frosted double glazed PVC door into the lounge/dining room.

### Lounge/Dining Room

23'0" x 14'3"

With a double glazed window to the front. Two radiators. Stairs to the first floor. Glazed sash window to the rear. Opening to the kitchen. Feature fireplace housing a gas fire set on marble hearth. Tiled floor.

### Kitchen

11'6" x 7'6"

With a set of double glazed windows to the rear. Double glazed PVC door to the rear. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a double stainless steel sink with mixer tap over. Four ring gas hob with extractor hood over. Oven and grill under. Space for fridge/freezer.

### First Floor

#### Landing

With a door to the bathroom. Doors to bedrooms. Loft access.

#### Bathroom

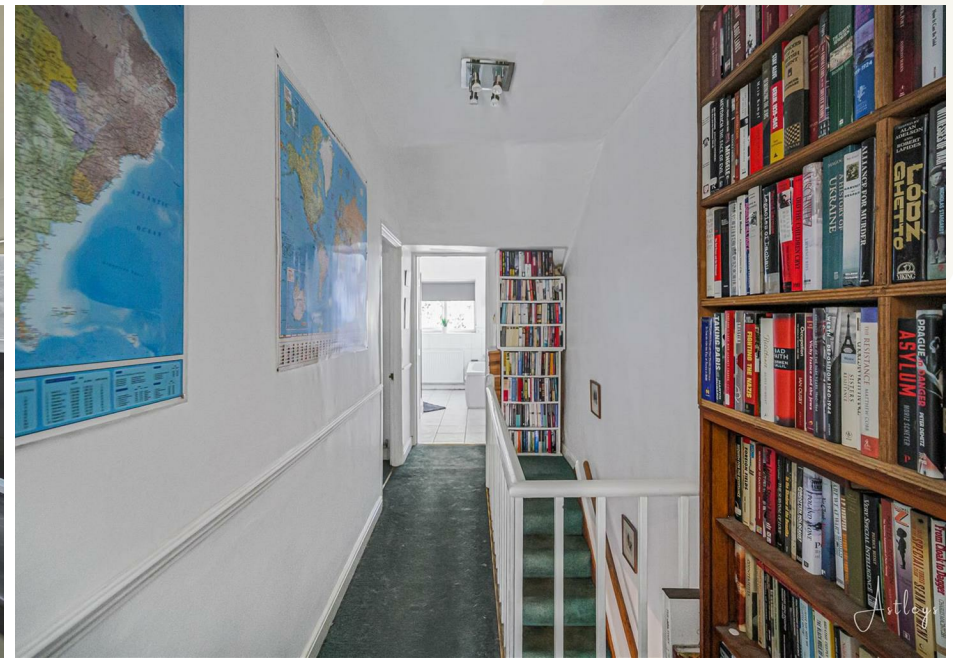
11'10" x 7'10"

With a set of double glazed windows to the rear. Frosted double glazed window to the side. Bathroom suite comprising; bathtub. Corner shower cubicle. Wash hand basin. WC. Radiator. Tiled floor. Part tiled walls. Extractor fan. Doors to airing cupboard.

#### Bedroom One

11'1" x 9'2"

Double glazed window to the front. Radiator. Doors to built in wardrobes.



### Bedroom Two

12'4" x 7'6"

Glazed sash window to the rear. Doors to built in wardrobes.  
Radiator.

### External

### Aerial Aspect

### Rear

Raised seating area with room for tables and chairs which in turn leads to a further raised patio area home to a detached summer house.

### Services

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

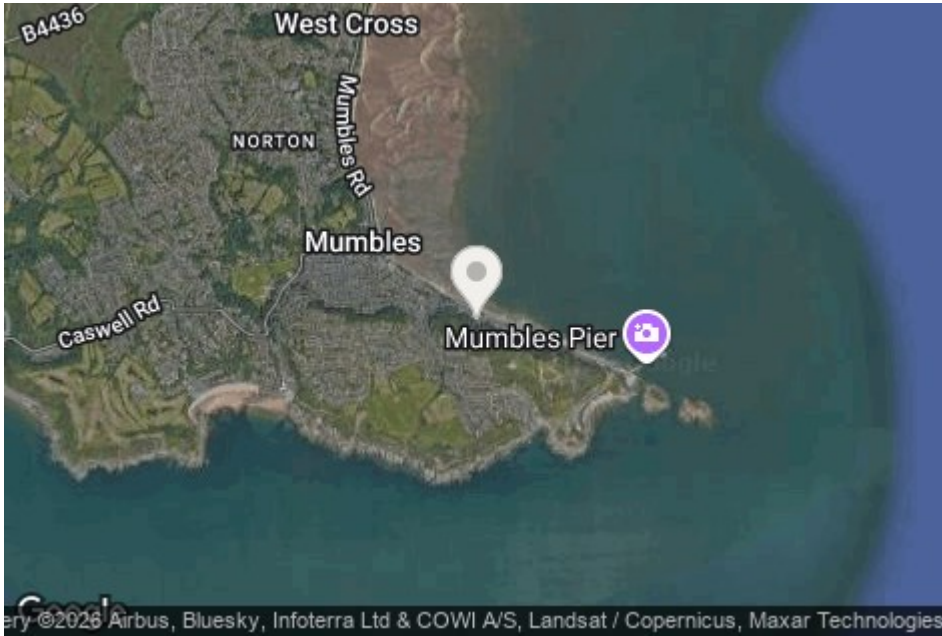
### Council Tax Band


Council Tax Band - D

### Tenure

Freehold.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 70.6 sq. metres (760.1 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.