

460 Mumbles Road,  
Mumbles, Swansea,  
SA3 4BX

 3

 1

 1



# 460 Mumbles Road, Mumbles, Swansea, SA3 4BX

Offers Over  
**£325,000**



This charming seafront property enjoys breathtaking coastal views, private driveway parking, and an enviable location just a short stroll from the vibrant heart of Mumbles Village and its scenic promenade.

While the home would benefit from modernisation, it offers incredible potential to create your perfect coastal retreat.

The accommodation includes a spacious living room, dining room, and kitchen on the ground floor. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom.

To the rear, the property boasts a generous garden space and driveway access, providing convenience and versatility.

Just moments from the cafés, boutiques, restaurants, and beaches of Mumbles, this is a rare chance to craft your ideal home in one of Swansea's most sought-after seaside locations.



## The Accommodation Comprises

### Entrance Porch

### Hallway

Entered via UPVC double glazed door to front. Wooden glass door into hallway. Stairs to first floor. Radiator. Under-stairs storage cupboard.

### Living Room

Dual aspect. UPVC double glazed window to front providing sea views. UPVC double glazed window to rear. Two feature fireplaces. Two radiators.

### Living Room

### Living Room

### Dining Room

10'8" x 9'7"

UPVC double glazed window to side. Radiator. Opening to kitchen.

### Dining Room

### Kitchen

9'10" x 9'6"

Wall and base units with work surface over. Stainless steel sink drainer. Wall-mounted boiler. Radiator. UPVC double glazed window to rear. UPVC double glazed door to side.

### First Floor

### Landing

Split-level landing. Loft access. Doors to bedrooms and bathroom.

### Bedroom One

12'10" x 16'6"

Two UPVC double glazed windows to front enjoying sea views over Swansea Bay. Feature fireplace. Radiator.

### Bedroom One View

### Bedroom Two

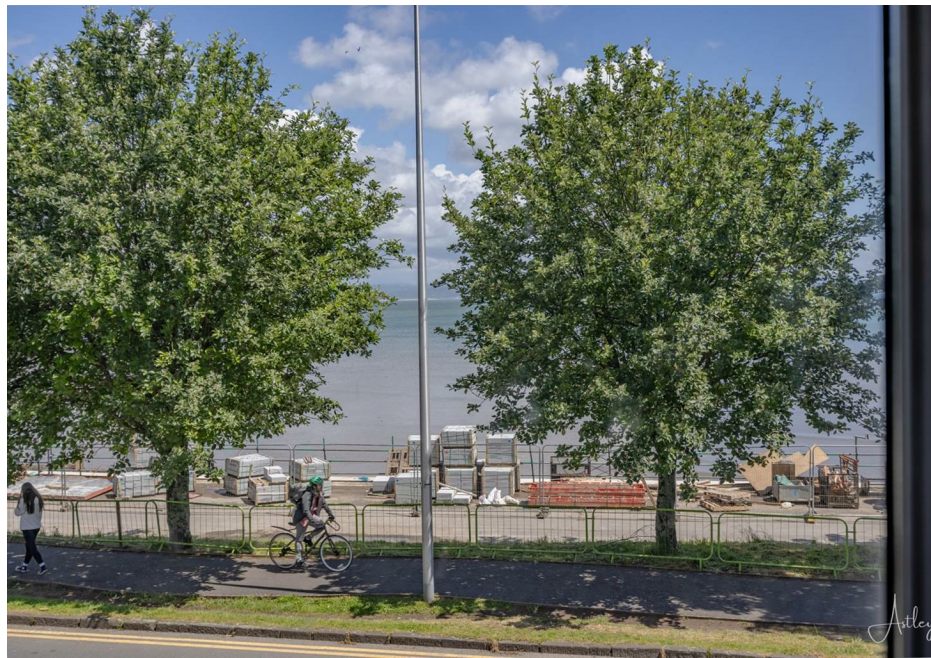
12'10" x 9'6"

UPVC double glazed window to rear. Radiator. Airing cupboard.

### Bedroom Three

11'1" x 9'7"

UPVC double glazed window to rear. Radiator.



### Bathroom

Three-piece suite comprising of a low-level W.C. a wash hand basin, and bath. Tiled splashbacks. Radiator. UPVC double glazed window.

### External

#### Rear Garden

Outside tap. Shed. Steps leading up to enclosed rear garden with driveway to rear.

#### Rear Garden

#### Rear Garden

#### Front Garden

Enclosed courtyard garden.

#### Driveway

#### Another Aspect

#### Another Aspect

#### Front Aspect

#### Aerial Aspect

#### Aerial Aspect

#### Aerial Aspect

#### Aerial Aspect

### Services

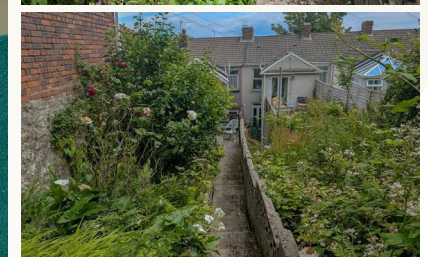
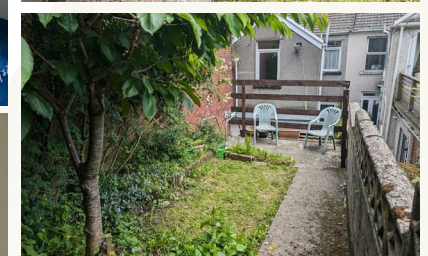
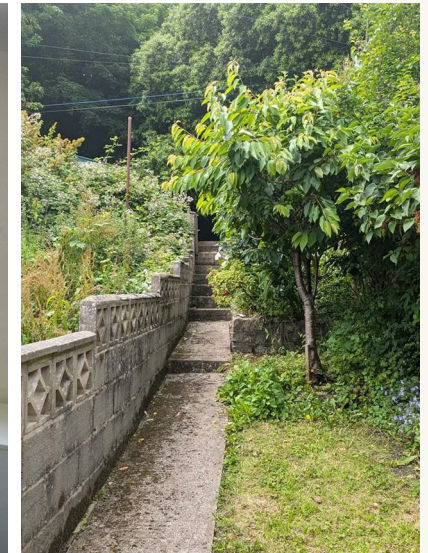
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2, Three & Vodafone.

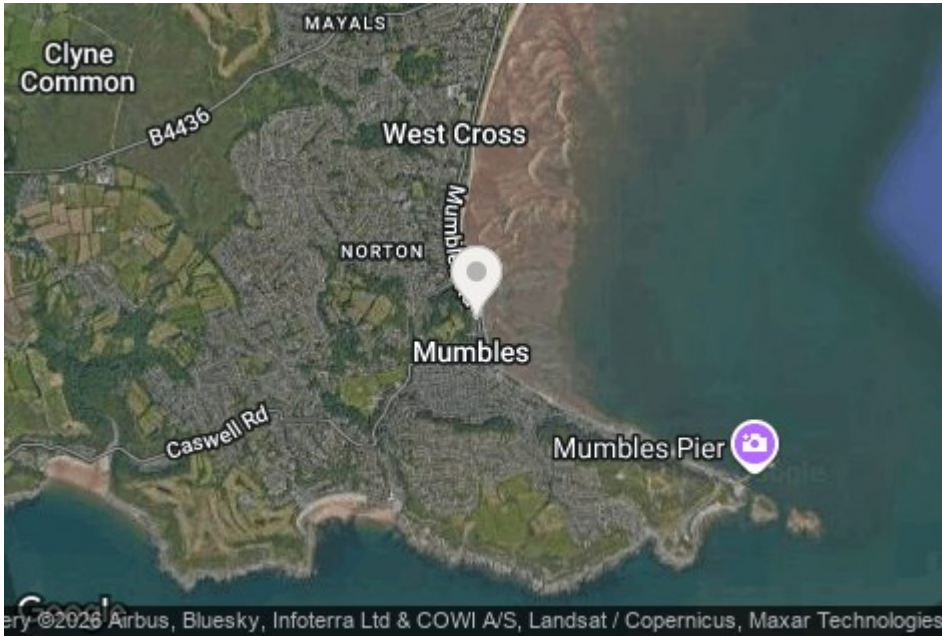
### Council Tax Band


Council Tax Band - E

### 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		
		<b>84</b>
	<b>62</b>	
England & Wales <span style="float: right;">EU Directive 2002/91/EC </span>		



Total area: approx. 127.9 sq. metres (1376.4 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.