



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

Offers In Region Of £375,000

3 1 2



- Spacious Three-Bedroom Semi-Detached Home
- Elevated Position with Stunning Views across Swansea Bay towards Mumbles Head
- Versatile Accommodation Arranged Over Three Floors
- Direct Access To Mumbles Hill Local Nature Reserve
- Well-Established Garden With Lawn, Gravelled Area And Garden Room With Wood Burner
- Short Walk (Approx. 10 Minutes) To Mumbles Village And Seafront
- Extensive First-Floor Lounge With Balcony And Wood Burner
- Peaceful, Secluded Setting Accessed Via Coastal Footpath
- Coastal Lifestyle With Beaches, Woodland Walks And Scenic Trails Nearby
- No Onward Chain

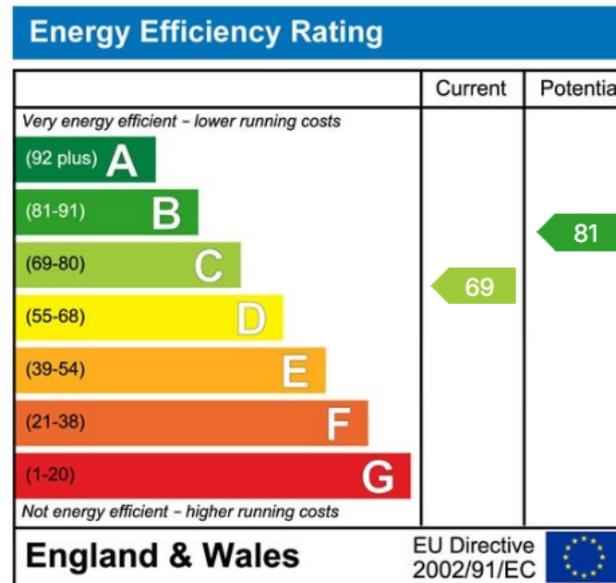


Offered with no onward chain is this beautifully presented three-bedroom semi-detached home, set in an elevated and sought-after position in Mumbles. Arranged over three floors and extending to approximately 1,233 sq ft, the property offers well-balanced and versatile accommodation. The layout comprises an entrance porch, dining room, sunroom with balcony, kitchen, utility room, bedroom and family bathroom on the ground floor, with two double bedrooms on the lower ground floor and a spacious lounge on the first floor. Positioned alongside Mumbles Hill Local Nature Reserve, the property enjoys a peaceful setting with a strong connection to nature, accessed via a footpath away from passing traffic. Despite its tranquil feel, it is just a short walk from Mumbles Village, with its shops, restaurants and seafront. Views across Swansea Bay further enhance its appeal. Freehold.



TOTAL FLOOR AREA: 1226 sq.ft. (113.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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