

## Woodville Road, Mumbles, Swansea, SA3 4AD

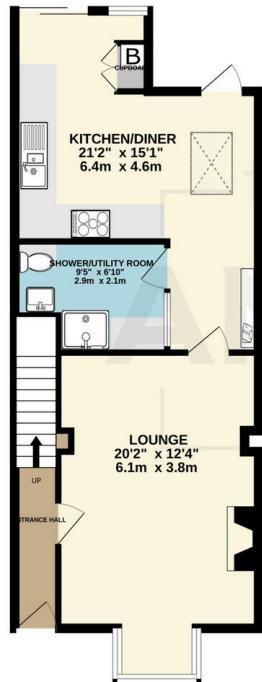
Offers Over £375,000

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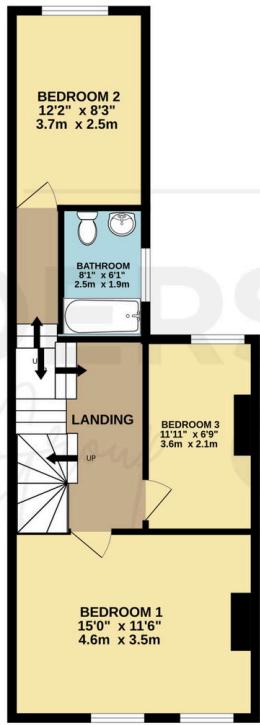


- Immaculately Presented, Three Bedroom Terraced Property
- Open Plan Kitchen/Diner
- Ground Floor Shower Room/Utility and First Floor Bathroom
- Enclosed, Low-Maintenance Rear Garden
- Situated in the Heart of Mumbles
- Modernised Throughout
- Cosy Log Burner in Lounge
- Three Double Bedrooms
- Off-Road Parking to Rear
- Quote RT1552

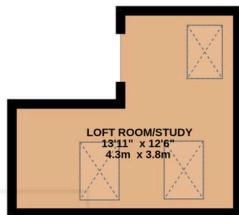
GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



1ST FLOOR  
511 sq.ft. (47.5 sq.m.) approx.



2ND FLOOR  
136 sq.ft. (12.6 sq.m.) approx.



TOTAL FLOOR AREA: 1195 sq.ft. (111.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplans are for general information only and should not be relied upon by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their adequacy or efficiency can be given.  
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Nestled in the heart of Mumbles is this immaculately presented, three bedroom terraced property. Modernised throughout, the accommodation benefits from ground floor utility/shower room, three double bedrooms, loft room/study and off-road parking - this is truly a one of a kind property! This family home comprises; Entrance hallway, open plan lounge/play area, kitchen/diner, utility room/shower room to the ground floor. The first floor boasts bedrooms one, two and three and the family bathroom, with staircase leading to additional loft room/study.

**MELANIE ANDERSON**

Independent Estate Agents

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Enclosed rear garden is laid to lawn with steps up to sun terrace, with rear access to parking space. Ideal family home, buy to let or holiday home alike. Viewing comes highly recommended to appreciate all this property has to offer.

Quote RT1552 when enquiring about this property.

 01792 805075

 Swansea, Mumbles & Cower

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