

8 Tichbourne Street,  
Mumbles, Swansea,  
SA3 4HB

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 **ASTLEYS**  
SALES AND LETTINGS

# 8 Tichbourne Street, Mumbles, Swansea, SA3 4HB

Asking Price  
**£340,000**



Set within the delightful seaside village of Mumbles, this home enjoys a setting shaped by coastline, community and an easy rhythm of daily life. Independent cafés and local shops line the village streets, while the sweeping shoreline of Mumbles Bay offers a constant connection to the water. Nearby green spaces and coastal paths invite time outdoors, and the wider amenities of Swansea remain within convenient reach.

The cottage itself is arranged over two floors and presents a well balanced interior and is in the heart of the old village. The ground floor unfolds into a welcoming lounge, leading through to a kitchen and adjoining dining space that naturally lends itself to both quiet mornings and informal gatherings.

Upstairs, two bedrooms are complemented by a well appointed bathroom, with the rear rooms enjoying a particularly special outlook. From here, the view extends across the bay, where shifting light and tide bring a sense of calm and continuity throughout the seasons.

Externally, the rear garden has been thoughtfully designed for ease of upkeep, with a raised patio providing a generous setting for outdoor seating. From this vantage point, the panoramic sea views become the defining feature, offering an ever changing backdrop that elevates both daily life and entertainment.

Offered with no onward chain, the property presents a straightforward opportunity to secure a home in one of South Wales' most sought after coastal communities, where village charm and natural beauty sit comfortably side by side.



### Entrance

Via a hardwood door into the porch.

### Porch

With a door to storage cupboard and door to the lounge.

### Lounge

22'3" x 13'11"

With a double glazed window to the front. Two radiators. Double glazed window to the rear. Stairs to the first floor. Door to the kitchen. Feature fireplace housing a wood burner set on slate hearth.

### Kitchen

10'11" x 5'6"

Double glazed windows to the side. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Space for cooker. Space for washing machine. Space for fridge/freezer. Tiled floor. Opening to the dining room.

### Dining Room

8'1" x 8'1"

With a set of double glazed sliding doors leading out to the rear garden. Radiator.

### First Floor

#### Landing

Door to the bathroom. Doors to bedrooms. Loft access.

#### Bathroom

11'1" x 5'0"

Set of double glazed windows to the rear offering breathtaking sea views of Mumbles Bay and beyond. Double glazed window to the side. Door to airing cupboard. Bathroom suite comprising; bathtub with shower over. WC. Wash hand basin. Radiator.

#### Bedroom One

10'7" x 8'10"

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



**Bedroom Two**

12'8" x 7'4"

You have a double glazed window to the rear. Radiator. Doors to built-in wardrobe.

**External****Front**

Low maintenance courtyard garden.

**Rear**

Low-maintenance rear garden home to a raised patio seating area with ample room for tables and chairs offering breathtaking sea views of Mumbles Bay and beyond.

**Services**

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

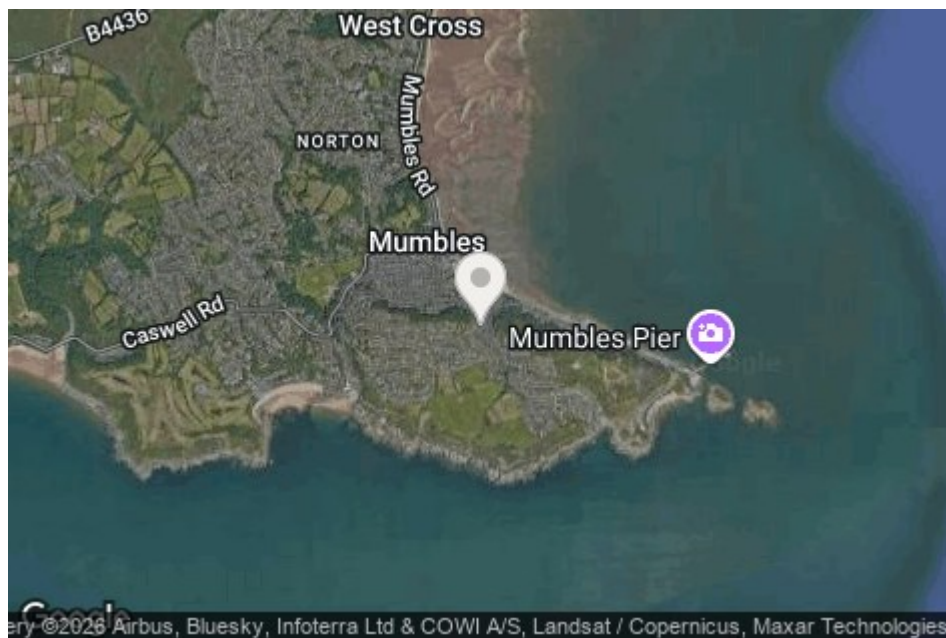
**Council Tax Band**

Council Tax Band - D

**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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



Total area: approx. 79.8 sq. metres (858.8 sq. feet)

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Plan produced using PlanUp.