



## 4 Irvine Court Mumbles Road, Mumbles, Swansea, SA3 4DL

**£150,000**

A fantastic opportunity to purchase a ground floor one-bedroom apartment in the sought-after Irvine Court, Mumbles. Offered with no onward chain, this property is ideal for first-time buyers, investors, or those looking to downsize. The accommodation spans approximately 404 square feet and includes a hallway, a well-proportioned bedroom, a modern shower room, and an open-plan kitchen and living area. Residents also benefit from convenient parking. Situated in a desirable location close to the heart of Mumbles, with its array of shops, cafes, and scenic coastal walks, this apartment must be seen to be fully appreciated.

### Entrance



Via a hardwood door into the hallway.

### Hallway



With doors to built-in storage cupboard. Door to the bedroom. Sliding door to the bathroom. Door to the kitchen/living area. Radiator.

### Bedroom 8'9" x 8'10" (2.683 x 2.710)



With a double glazed sash window to the rear. Wall mounted electric radiator. Sliding doors to built-in wardrobe.

### Bedroom



## Bedroom



## Bedroom



## Shower Room 4'9" x 6'4" (1.468 x 1.954 )



You have a corner shower cubicle. WC. Wash hand basin. Tiled floor. Tiled walls. Extractor fan.

## Kitchen/Living Area 19'7" x 14'1" (5.981 x 4.297 )



You have a door to the inner hall. Two double glazed sash windows to the front. Radiator. The kitchen is fitted with a range of base & wall units. Running work surface, incorporating a stainless steel sink and drainer unit. Four ring gas hob with oven and grill under. Extractor hood over. Space for washing machine. Space for fridge/freezer.

**Kitchen/Living Area**



**Kitchen/Living Area**



**Kitchen/Living Area**



**Kitchen/Living Area**



**Kitchen/Living Area**



**External**

Private parking for residents.

### Aerial Aspect



### Another Aspect



### Aerial Aspect



### Another Aspect



### Services

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - full fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone. Flooding from the sea - risk between 0.5% and 3.3% chance each year.

### Council Tax Band

Council Tax Band - B

### Tenure

Leasehold. 63 years left on the lease but this can be extended.

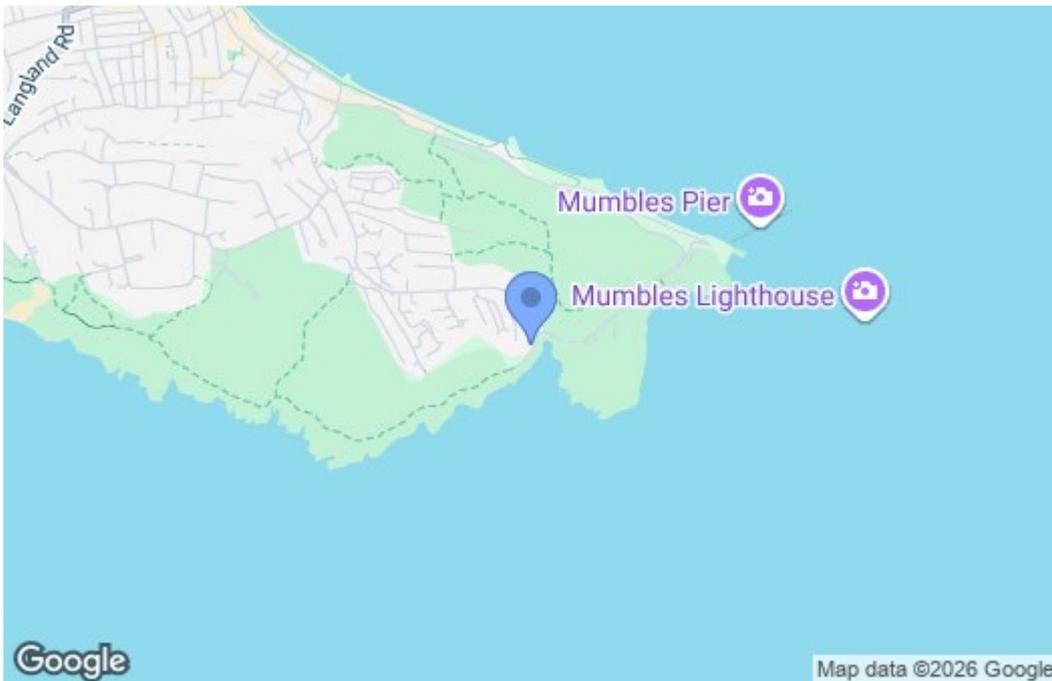
## Floor Plan



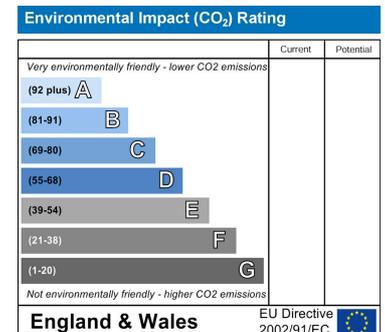
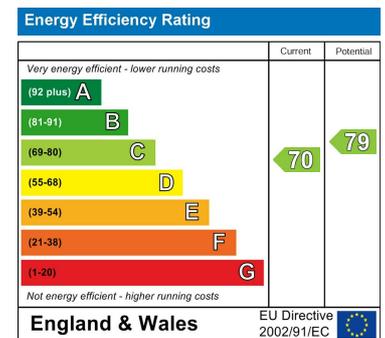
Total area: approx. 37.5 sq. metres (404.1 sq. feet)

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Plan produced using PlanIt.

## Area Map



## Energy Efficiency Graph



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