

# The Old Bake House Hallbank, Mumbles, Swansea, SA3 4DY

3

1

1



# The Old Bake House Hallbank, Mumbles, Swansea, SA3 4DY

Offers Over  
**£325,000**



Nestled in the heart of the picturesque Mumbles, The Old Bakehouse is a charming three-bedroom terraced property that perfectly combines historical charm with modern living. This delightful home boasts a spacious floor area of 1,187 square feet and sits on a serene plot of 0.06 acres, offering a tranquil retreat within walking distance to local amenities.

Upon entering, you are welcomed by a warm and inviting hallway leading to a cozy lounge, perfect for relaxing with family and friends. The ground floor also features a convenient cloakroom. The heart of the home is the expansive kitchen/dining room, an ideal space for culinary creations and entertaining guests. This area opens out to the beautiful garden, seamlessly blending indoor and outdoor living.

Upstairs, the property offers three well-proportioned bedrooms, providing ample space for a growing family or visiting guests. The family bathroom is elegantly designed, ensuring comfort and convenience.

The Old Bakehouse boasts a truly enchanting garden to the rear, starting with a charming patio seating area, perfect for al fresco dining or a quiet morning coffee. Steps lead up to a further raised patio seating area, offering elevated views of the lush surroundings. The garden is a gardener's paradise, home to a variety of flowers, trees, and shrubs, adding color and life throughout the year. A detached garden shed provides practical storage space, while the garden pond adds a touch of tranquility to this outdoor haven.

Situated in the heart of Mumbles, this property offers the perfect blend of village charm and coastal living. With local shops, cafes, and the stunning Mumbles seafront just a short stroll away, The Old Bakehouse is ideally located for those seeking a vibrant community lifestyle.



#### Entrance

Via a frosted double glazed PVC door with frosted double glazed side panel into the hallway.

#### Hallway

With stairs to the first floor. Door to the lounge. Door to the cloakroom. Opening to the kitchen/dining room. Radiator.

#### Lounge

17'10" x 12'3"

With two frosted double glazed windows to the front. Two radiators. Feature fireplace housing a gas fire.

#### Lounge

#### Lounge

#### Lounge

#### Cloakroom

4'10" x 5'1"

With a W/C. Wash hand basin. Door to storage cupboard. Plumbing for washing machine.

#### Kitchen/Dining Room

23'6" x 13'10"

With a frosted double glazed window to the front. Patio doors to the rear garden. Radiator. The kitchen is fitted with a range of base and wall units, running work surface incorporating a one and a half bowl sink and drainer unit. Five ring gas hob with extractor hood over. Integral oven & grill. Integral dishwasher. Space for fridge/freezer.

#### Kitchen/Dining Room

#### Kitchen/Dining Room

#### Kitchen/Dining Room

#### Kitchen/Dining Room

#### First Floor

#### Landing

With loft access. Door to airing cupboard. Door to storage cupboard. Door to the bathroom. Doors to bedrooms.

#### Bathroom

7'2" x 9'7"

With a frosted double glazed window to the rear. Suite comprising; corner shower cubicle. W/C. Wash hand basin. Chrome heated towel rail.

#### Bedroom One

12'8" x 10'4"

With a double glazed window to the rear. Radiator. Doors to built in wardrobes.

#### Bedroom One



**Bedroom Two**

13'1" x 8'10"

With a double glazed window to the front. Radiator. Doors to built in wardrobes.

**Bedroom Two**

**Bedroom Three**

11'11" x 7'0"

With a double glazed window to the front. Radiator.

**External**

**Rear**

You have a patio seating area. Steps leading up to a further raised patio seating area. Detached garden shed. Garden pond. Garden is home to a variety of flowers, trees and shrubs.

**Rear Garden**

**Rear Garden**

**Rear Garden**

**Rear Garden**

**Rear Garden**

**Aerial Aspect**

**Services**

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

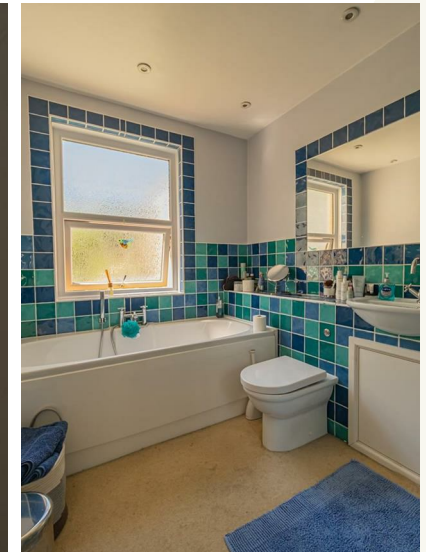
Flooding from the sea - Risk between 0.5% and 3.3% chance each year.

**Council Tax Band**


Council Tax Band - E

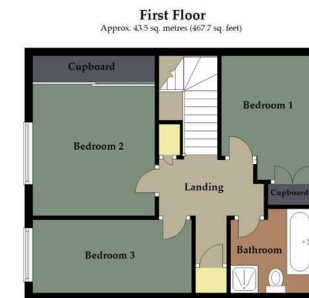
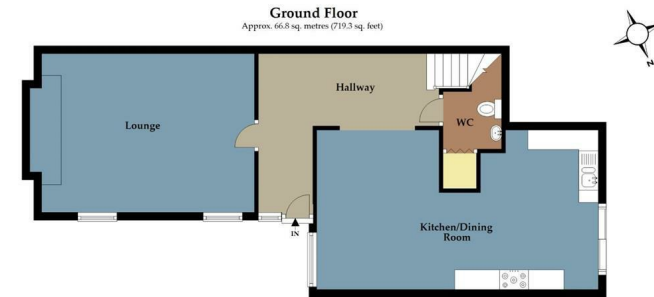
**Tenure**

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>69</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>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 110.3 sq. metres (1187.0 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.