

616A Mumbles Road,  
Mumbles, Swansea,  
SA3 4EA



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# 616A Mumbles Road, Mumbles, Swansea, SA3 4EA

Offers Over  
**£325,000**

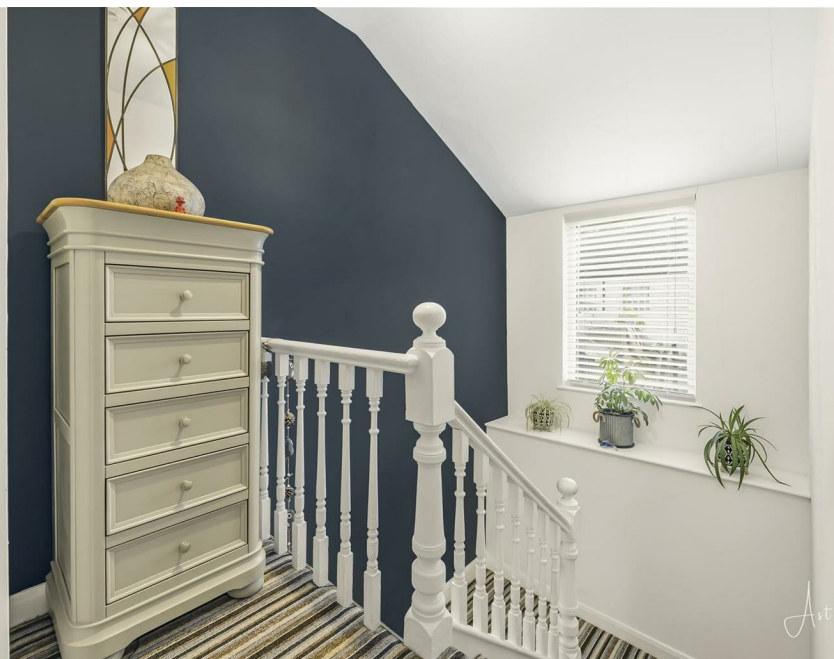
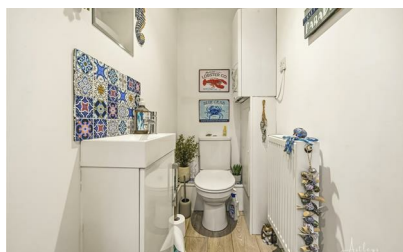


Attractive seafront maisonette located in the heart of Mumbles, offering direct access to the promenade and stunning views of Mumbles Lighthouse and Pier. Ideally positioned close to Verdi's Café, a wide range of restaurants, M&S, independent shops, and popular pubs. The property is surrounded by scenic coastal path walks, making it perfect for those seeking convenient village amenities combined with a prime waterfront setting.

Entrance from the rear of the property, in to a modern, stylish kitchen with central island and integrated appliances. The ground floor also comprises a separate dining area, spacious lounge, convenient cloak room and large storage cupboard/utility room.

Upstairs offers two spacious double bedrooms and a rooftop balcony area with potted plants and useful storage, enjoying attractive sea views over Mumbles Bay. The landing includes a generous storage cupboard, while the modern bathroom features a free-standing shower and heated towel rail.

Ideal for coastal-lifestyle professionals, downsizers or those seeking a charming retreat, this property offers character, comfort and an enviable seaside setting.



### Entrance

Via PVC door into the kitchen.

### Kitchen

10'4" x 11'0"

Well appointed kitchen fitted with a range of base and wall units, Running work surface incorporating a stainless steel sink. Bosch four ring electric hob. Integral oven & grill. Integral fridge/freezer. Central breakfast island. Radiator. Opening to the dining room.

### Utility Room

3'1" x 6'3"

With plumbing for washing machine. Base and wall units.

### Dining Room

11'9" x 10'7"

With an opening to the living room. Two radiators. Stairs to the first floor.

### Lounge

16'4" x 12'5"

With a double glazed bay window to the front offering sea glimpses. Two radiators.

### WC

3'1" x 5'7"

W/C. Wash hand basin. Radiator.

### First Floor

### Landing

With a double glazed window to the side. Door to cupboard. Doors to bedrooms. Door to the bathroom.

### Bedroom One

12'0" x 10'4"

With a double glazed window to the front offering sea glimpses. Radiator.

### Bedroom Two

12'0" x 10'4"

With a double glazed PVC leading out onto the rear balcony. Radiator.







**Balcony**

With room for tables and chairs.

**Bathroom**

8'7" x 5'8"

With a Velux roof window to the front. Suite comprising: corner shower cubicle. W/C. wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls.

**External**

Storage area.

**Promenade****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

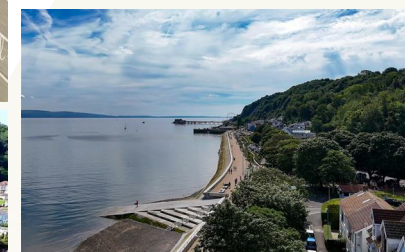
Risk between 0.5% and 3.3% chance each year.

**Council Tax Band**

TBC

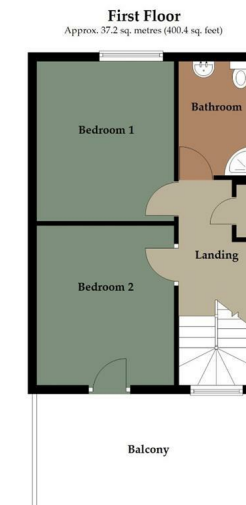
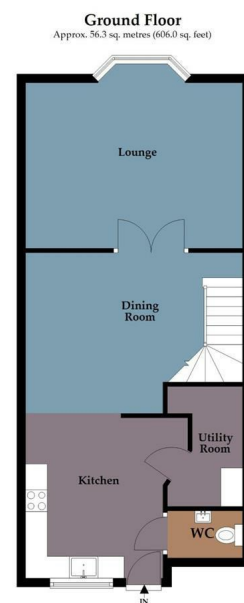
**Tenure**

TBC.





| 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<br>2002/91/EC |  |



Total area: approx. 93.5 sq. metres (1006.4 sq. feet)

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Plan produced using PlanIt.