

98 Plunch Lane,  
Mumbles, Swansea,  
SA3 4JE

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 **ASTLEYS**  
SALES AND LETTINGS

# 98 Plunch Lane, Mumbles, Swansea, SA3 4JE

Offers Over  
**£300,000**



Life in Mumbles moves at an easy, coastal rhythm. Morning walks along the sweep of Swansea Bay, coffee taken at independent cafés, and afternoons spent between boutique shops and the shoreline all form part of the everyday. The nearby beaches and coastal paths offer a natural extension of home life, while well regarded schools and convenient links back towards Swansea ensure both practicality and connection within this established seaside community.

Set within this sought after village setting, this three bedroom terraced home presents a balanced arrangement of space, thoughtfully laid out for modern living. The entrance hall leads through to a comfortable lounge, a room with a calm and inviting atmosphere suited to both quiet evenings and informal gatherings. To the rear, the kitchen and breakfast room provides a more social setting, with space to dine and doors opening onto the garden, encouraging an easy flow between inside and out.

Upstairs, three bedrooms are arranged around a central landing, each offering a pleasant outlook, alongside a well appointed family bathroom. The proportions throughout feel considered and practical, lending themselves equally well to families, downsizers or those seeking a coastal retreat.

The gardens frame the house with gentle charm. To the front, a lawned area is softened by a variety of established planting, creating an attractive approach. The rear garden has been designed for ease of maintenance, with a patio seating area that invites outdoor dining and quiet relaxation, bordered by mature shrubs and seasonal colour. A single parking space and garage are accessed to the rear, providing useful convenience.

Offered with no onward chain, the property presents a straightforward opportunity to settle into one of the Gower Peninsula's most desirable locations, where the character of village life meets the enduring appeal of the coast.



### Entrance

Via a frosted double glazed PVC door into the hall.

### Hall

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

### Kitchen/Breakfast Room

17'4" x 12'0"

You have a set of double glazed windows to the front. Door to understairs storage. Door to the lounge/dining room. Radiator. Tiled floor. The Kitchen is fitted with a range of base and wall units. Running work surface incorporating a sink and drainer unit. Five ring gas hob with oven and grill under. Extractor hood over. Integral dishwasher. Plumbing for washing machine. Space for fridge/freezer.

### Lounge/Dining Room

12'9" x 21'0"

With two sets of double glazed sliding doors leading out to the rear garden. Radiator.

### First Floor

#### Landing

With a door to airing cupboard. Door to bathroom. Doors to bedrooms.

#### Bathroom

8'0" x 8'10"

You have a set of frosted double glazed windows to the front. Suite comprising; corner shower cubicle with oversized shower head above. Low level WC. Wash hand basin. Tiled floor. Tiled walls. Spotlights.

#### Bedroom One

12'9" x 12'8"

Set of double glazed windows to the rear. Radiator. Doors to built in wardrobe.

#### Bedroom Two

12'9" x 9'3"

You have a set of double glazed windows to the front. Radiator. Doors to built in wardrobe.



**Bedroom Three**

9'6" x 8'0"

Set of double glazed windows to the rear. Radiator. Doors to built in wardrobe.

**External**

**Front**

Lawned garden home to a variety of flowers and shrubs.

**Rear**

Parking for one vehicle leading to the garage. Low maintenance rear garden home to a patio seating area with room for tables and chairs. Variety of flowers, trees and shrubs.

**Services**

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

**Council Tax Band**


Council Tax Band - E

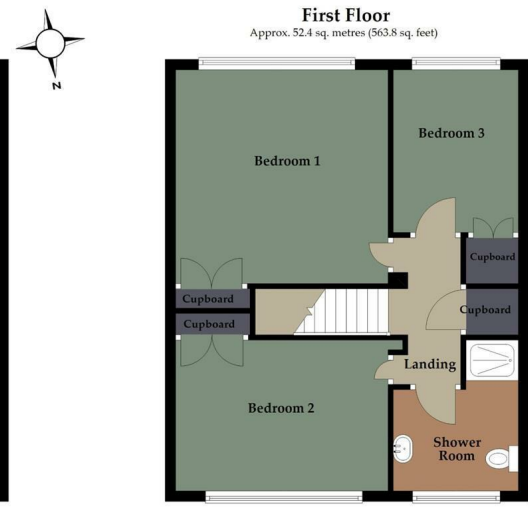
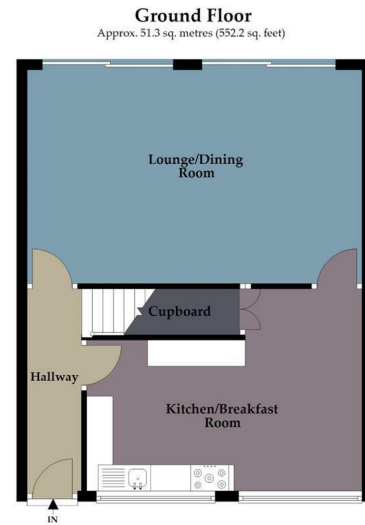
**Tenure**

Freehold.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>57</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



Total area: approx. 103.7 sq. metres (1116.0 sq. feet)

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Plan produced using PlanUp.