

10 Cleveland Avenue,
Mumbles, Swansea,
SA3 4JD



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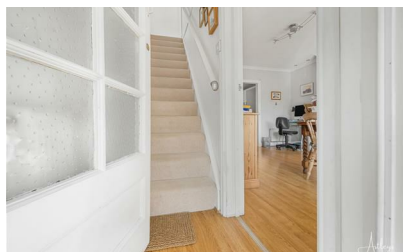
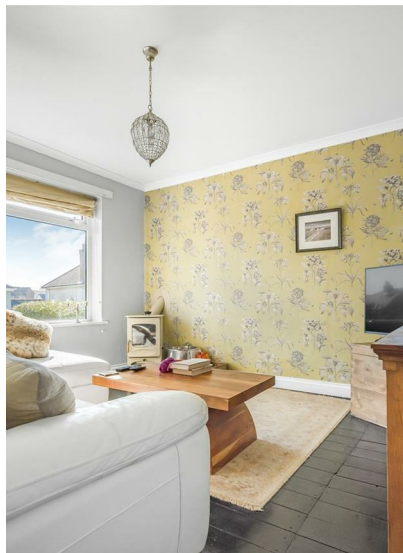
Offers Over
£375,000



Positioned in the tucked-away location of Cleveland Avenue, this charming three-bedroom detached home offers a rare combination of privacy and stunning sea views over Bracelet Bay from the first and second bedrooms. With a generous floor area of 1,230 square feet and set on a 0.08-acre plot, the property provides ample space for comfortable living. The property offers three well proportioned reception rooms, offering versatility for family life or entertaining, along with two bathrooms for added convenience.

The rear garden is a true highlight, featuring a raised patio seating area that seamlessly leads to an elevated decked space, perfect for alfresco dining with plenty of room for tables and chairs. Beyond, a well-maintained lawn is complemented by a variety of mature flowers, trees, and shrubs, creating a tranquil outdoor retreat. A detached garden shed provides additional storage.

This unique home combines coastal views with a sense of seclusion, making it an ideal choice for those looking to enjoy the best of both worlds.



Entrance

Via a double glazed PVC door into the porch.

Porch

With a set of double glazed windows to the front and a frosted glazed hardwood door into the hall.

Hall

With stairs to the first floor. Radiator. Door to the dining room.

Dining Room

13'6" x 11'2"

With a set of double glazed windows to the front. Two radiators. Feature fireplace. Opening to the kitchen.

Dining Room

Kitchen

10'8" x 9'5"

You have an opening to the inner hall and a door to the conservatory. Set of double glazed windows to the rear. The kitchen is well appointed, fitted with a range of base and wall units. You have a running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Five ring gas hob with extractor hood over. Integral double oven and grill. Space for fridge freezer. Space for washing machine. Space for dishwasher. Part tiled walls.

Kitchen

Conservatory

13'9" x 12'10"

You have a double glazed PVC door to the side and a set of double glazed French patio doors to the side. Set of double glazed windows.

Inner Hall

You have a door to the bathroom. Door to storage cupboard. Door to lounge. Door to bedroom three.

Lounge

12'3" x 11'2"

You have a set of double glazed windows to the front. Wood burner set on slate hearth.

Lounge

Bedroom Three

11'8" x 8'9"

You have a double glazed window to the rear. Radiator.

Bedroom Three

Bathroom

5'6" x 7'0"

You have a frosted double glazed window to the rear. Bathroom suite comprising; corner bathtub with shower over. Chrome heated towel rail. WC. Wash hand basin. Tiled floor. Tiled walls. Extractor fan.



First Floor

Landing

Doors to bedrooms one and two. Spotlights.

Bedroom One

13'8" x 9'10"

You have a set of double glazed windows to the rear. Set of double glazed windows to the front offering sea views of bracelet bay and beyond. Radiator. Door to eaves storage. Door to en suite. Sliding doors to built-in wardrobe.

Bedroom One

En-Suite

4'6" x 5'4"

You have a corner shower cubicle with oversized shower head above. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights. Extractor fan.

Bedroom Two

13'8" x 9'8"

You have a set of double glazed windows to the rear. Set of double glazed windows to the front again offering sea views of bracelet bay. Radiator.

Bedroom Two

External

Front

You have a raised graveled garden with side access leading to the rear garden.

Another Aspect

Aerial Aspect

Aerial Aspect

Aerial Aspect

Aerial Aspect

Rear

You have a raised patio seating area which in turn leads to a raised decked area with ample room for tables and chairs. Lawned garden. Detached garden shed. Rear garden is home to a variety of flowers, trees and shrubs.

Rear

Services

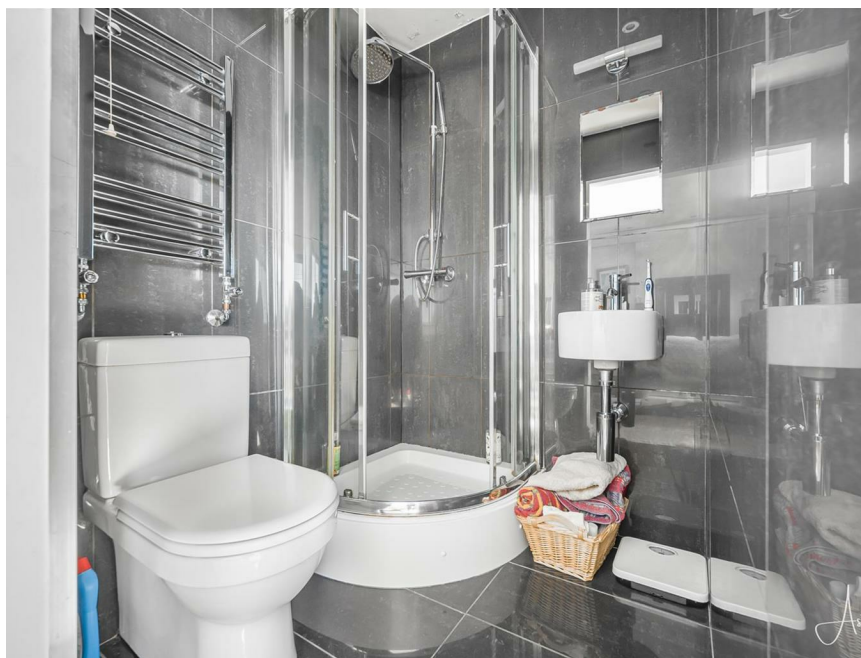
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - full fibre. Mobile phone coverage available with EE, O2 & Vodafone.

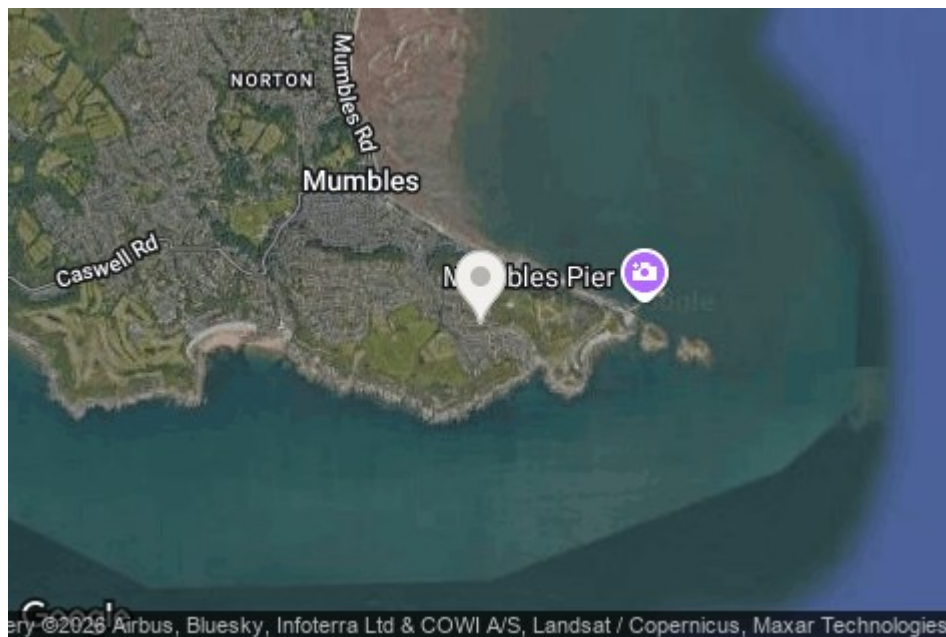
Council Tax Band

Council Tax Band - F

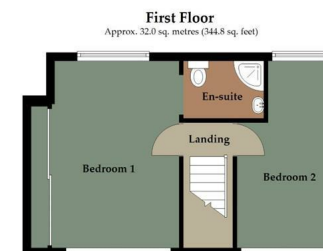
Tenure

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 114.4 sq. metres (1230.9 sq. feet)

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Plan produced using PlanUp.