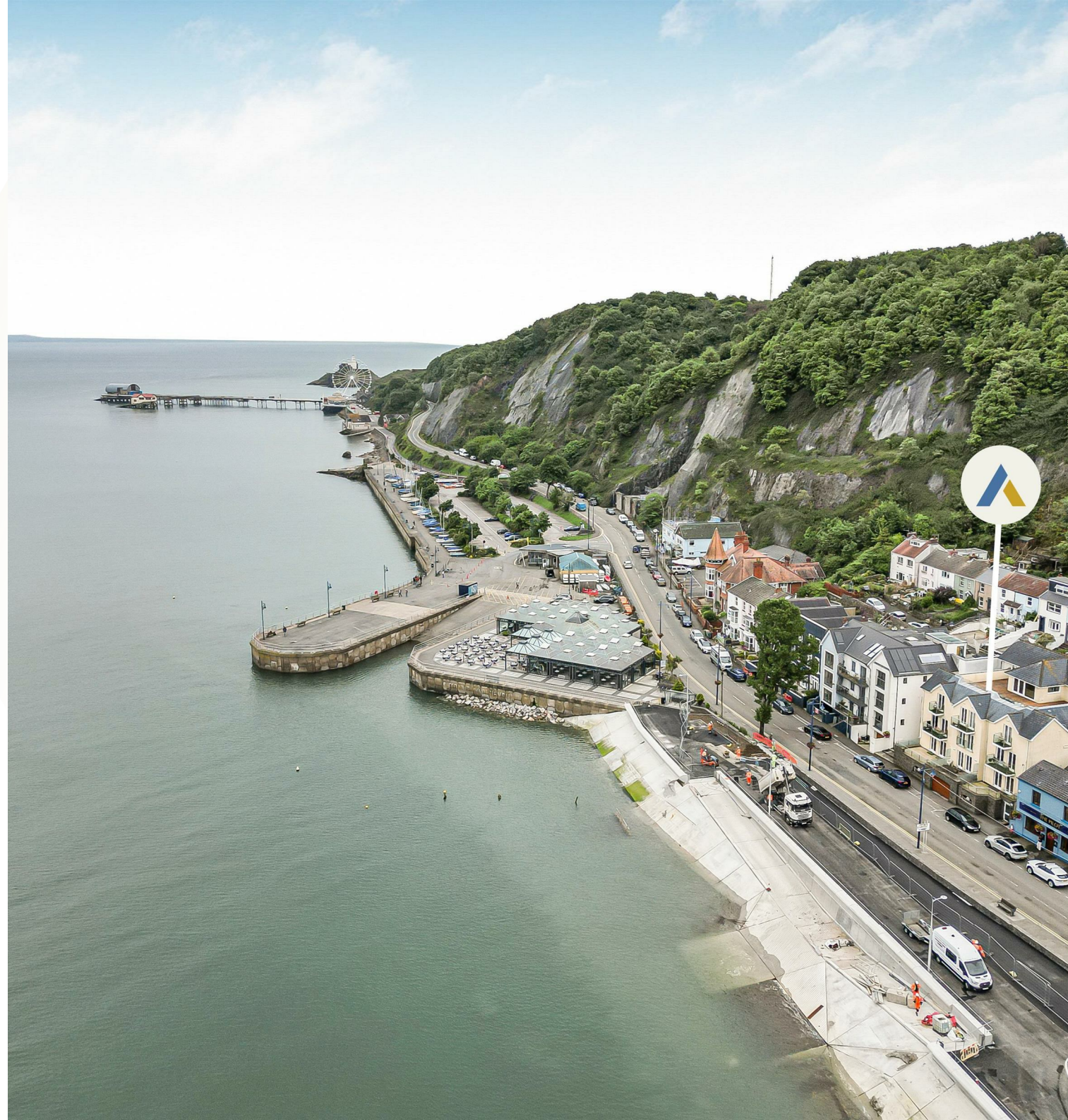


Apt 9 The Boat House  
728 Mumbles Road,  
Mumbles, Swansea,  
SA3 4EL





# Apt 9 The Boat House 728 Mumbles Road, Mumbles, Swansea, SA3 4EL

Offers Over  
**£175,000**



Located in the heart of Mumbles, this charming one-bedroom top floor apartment offers a superb opportunity for those seeking a well-presented home in a highly desirable coastal village. With a generous floor area of 488 square feet, the apartment is thoughtfully laid out to make the most of its space and natural light.

The accommodation includes a welcoming hallway that leads to a bright and airy bedroom, a modern bathroom, and a stylish kitchen. Each room is tastefully finished, making it ready for immediate occupation. The property benefits from underground parking, providing convenience and security for residents.

Offered with no onward chain, this apartment presents an ideal purchase for first-time buyers, investors, or those looking for a comfortable base close to the sea, local shops, cafes, and all that Mumbles has to offer.



#### Entrance

Via a hardwood door into the hallway.

#### Hallway

With a door to the bathroom. Door to the kitchen/living room. Door to the bedroom. Door to the storage cupboard.

#### Hallway

#### Bathroom

9'3" x 5'8"

Well-appointed bathroom suite comprising: bathtub with shower over. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Part tiled walls. Spotlights. Extractor fan.

#### Bedroom

9'3" x 11'10"

You have a double-glazed PVC door to the rear Juliet balcony. Doors to built-in wardrobe.

#### Bedroom

#### Kitchen/Living Room

22'4" x 10'8"

You have a Velux roof window to the side. Set of double-glazed windows to the side. Double-glazed PVC door to the rear Juliet balcony. Running marble work surface incorporating a stainless steel one and a half bowl sink and drainer unit. Integral four ring induction hob with oven and grill under. Extractor hood over. Integral dishwasher. Integral fridge. Integral freezer. Integral washing machine. Spotlights.

#### Kitchen/Living Room

#### Kitchen/Living Room

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#### Underground Parking

#### Aerial Aspect

#### Aerial Aspect







### Aerial Aspect

### Aerial Aspect

### Aerial Aspect

### Services

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

### Council Tax Band


Council Tax Band - E

### Tenure

Leasehold (980 years left remaining)





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 2002/91/EC	



Total area: approx. 45.3 sq. metres (488.1 sq. feet)

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Plan produced using PlanUp.