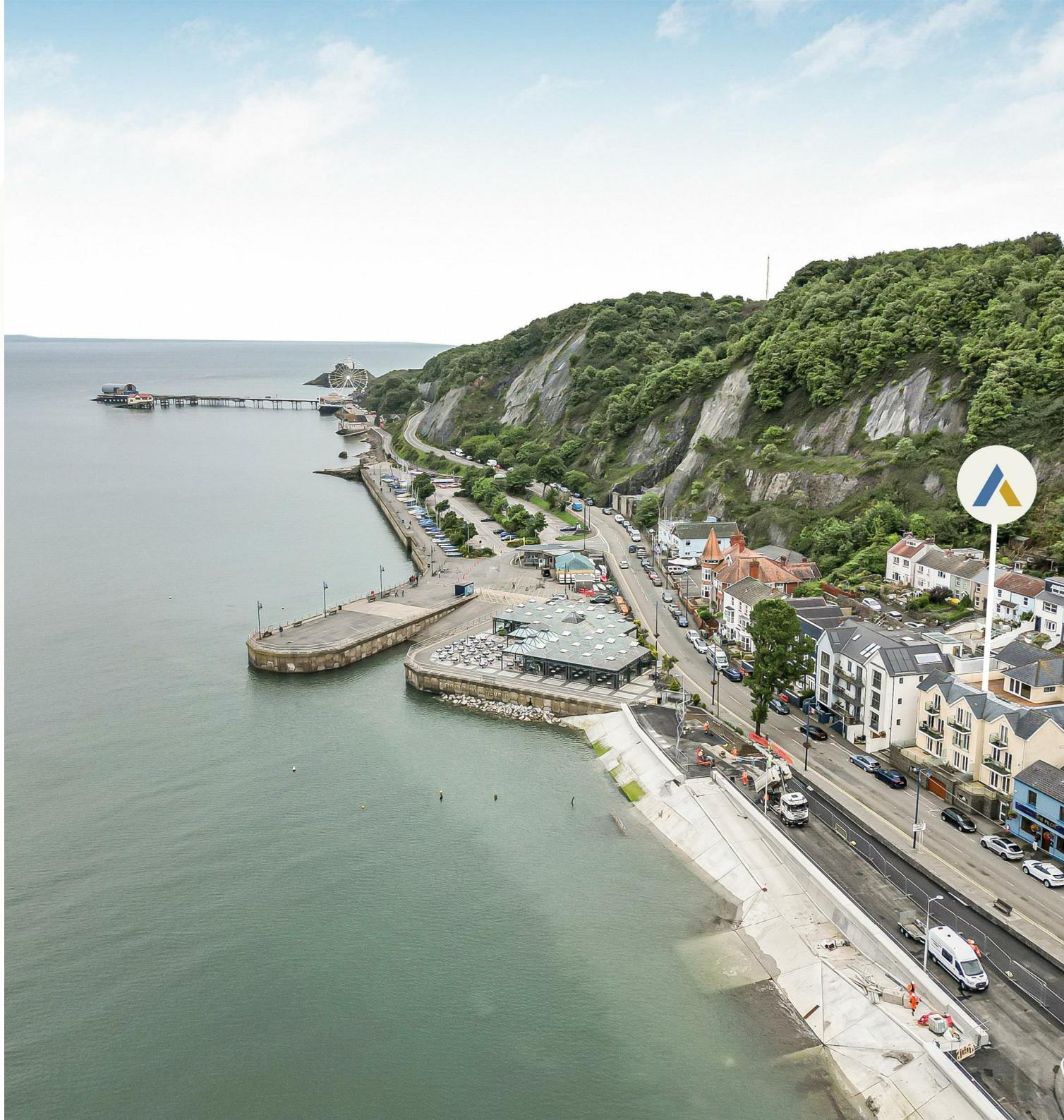


Apt 9 The Boat House
728 Mumbles Road,
Mumbles, Swansea,
SA3 4EL

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 ASTLEYS
SALES AND LETTINGS



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

Kitchen/Living Room

Kitchen/Living Room

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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Ground Floor
Approx. 45.3 sq. metres (488.1 sq. feet)



Total area: approx. 45.3 sq. metres (488.1 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 that 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.