

12 Rossers Field,  
Mumbles, Swansea,  
SA3 4JQ

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# 12 Rossers Field, Mumbles, Swansea, SA3 4JQ

Offers Over  
£425,000



Moments from the shoreline, this part of Mumbles offers a way of living shaped by sea air, coastal walks and a strong sense of community. Independent cafés and restaurants line the village, while nearby beaches and the sweep of Swansea Bay provide an ever changing backdrop. The area is well served by local schools and everyday amenities, with straightforward access into Swansea for wider connections.

Set within a modest and manageable plot, this detached home presents a balanced arrangement of space across two floors, with a natural flow suited to both quiet living and informal gathering. The ground floor unfolds from a central hall into a well proportioned lounge where light settles easily, alongside a kitchen designed for practical use and day to day comfort. Two double bedrooms offer calm and private accommodation, complemented by a bathroom placed for convenience.

Above, the attic level introduces a versatile additional room, equally suited to work, leisure or occasional accommodation, supported by a generous adjoining storage area that enhances the overall functionality of the house.

Outside, the approach is simple and considered. The front garden has been arranged for ease of maintenance while still allowing space to sit and enjoy the surroundings. A side driveway provides ample parking and leads through to the rear, where the garden has been laid to create a clean and usable outdoor space, enclosed for privacy and finished with a detached shed.

Offered with no onward chain, the property allows for a straightforward move, whether as a permanent residence or a coastal retreat.



#### **Entrance**

Via frosted double-glazed PVC door with frosted double-glazed side panel into the hallway.

#### **Hallway**

With stairs leading up to the first floor. Doors to built-in storage cupboards. Door to kitchen. Door to bathroom. Door to bedrooms. Door to lounge. Radiator.

#### **Bathroom**

9'5" x 9'4"

With a frosted double-glazed window to the front. Suite comprising; corner shower cubicle. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls. Extractor fan. Doors to built-in storage cupboards.

#### **Bedroom One**

12'1" x 11'8"

With a double-glazed window to the front. Radiator.

#### **Bedroom Two**

12'2" x 11'7"

With a double-glazed window to the side. Radiator.

#### **Kitchen**

12'2" x 11'8"

With a double-glazed window to the side. Radiator. Kitchen is fitted with a range of base and wall units running work surface incorporating a stainless steel sink and drainer unit. Four-ring hob with oven and grill under. Extractor hood over. Plumbing for washing machine. Space for fridge/freezer. Door to pantry.

#### **Lounge**

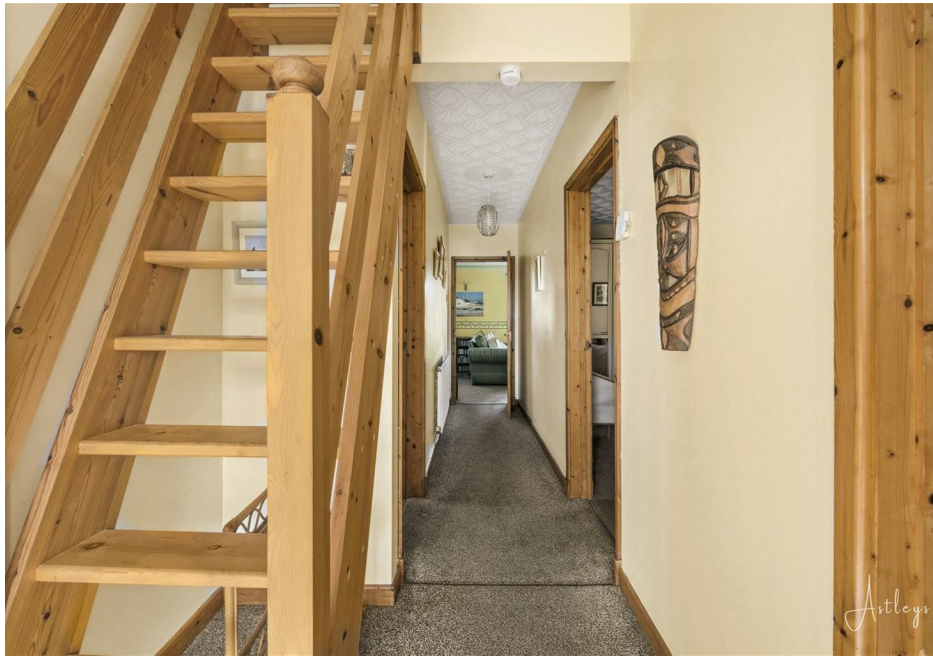
12'8" x 27'0"

You have a set of double-glazed windows to the rear. Set of double-glazed windows to the side. Two radiators and a double-glazed sliding door leading out to the rear garden.

#### **First Floor**

#### **Landing**

With a door to the attic room and a door to a large storage area.



### Attic Room

11'10" x 13'8"

With a double-glazed window to the side. Velux roof window to the rear. Doors to built-in wardrobe.

### External

#### Services

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

#### Front

Low-maintenance block paviour garden with ample room for tables and chairs.

#### Side

Driveway to the side offering parking for several vehicles leading to the rear garden.

#### Rear

AstroTurf garden bordered by fencing. Detached garden shed.

#### Council Tax Band


Council Tax Band - D

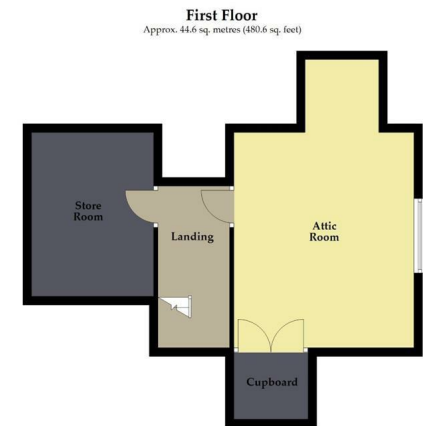
#### Tenure

Freehold.





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		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	



Total area: approx. 143.0 sq. metres (1539.5 sq. feet)

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Plan produced using PlanUz.