



10 Mumbles Road, Blackpill, Swansea, SA3 5AU

Boasting a superb location of Blackpill just a short walk away from the sea front this beautiful extended detached property enjoys ample living space and comprises to the ground floor welcoming entrance hallway, cloakroom, generous lounge, kitchen/breakfast room, dining room and a large conservatory with french doors out to garden. The first floor enjoys three double bedrooms, an Ensuite shower room and family bathroom. Benefits include a stunning leafy green outlook over the Footgolf green to front, Upvc d/g, gas c/h, built in storage, an impressive driveway offering ample off road parking and an attractive privately enclosed rear garden with an abundance of mature shrubs, trees and bushes and decked seating areas. An ideal family home within good school catchments. Perfect location to enjoy walks along the promenade offering easy access to Sketty, Mumbles, Singleton hospital and Swansea University. No upward chain involved. EPC = E.

Asking Price £420,000

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ENTRANCE

Enter via Upvc double glazed obscured stained glass panel door into:

HALLWAY

Sizeable welcoming entrance hallway, Upvc double glazed obscured glass window to side, coving, stair case to first floor, built in under stairs storage cupboard, dado rail, wood flooring, doors off to:

CLOAKROOM 1.419m x 0.944m (4'8" x 3'1")

White two piece suite comprising low level WC, wall mounted wash hand basin with mixer tap, extractor fan, wooden wall panelling, ceramic floor tiles.

LOUNGE 6.580m max x 4.59m into bay (21'7" max x 15'1" into bay)

Upvc double glazed bay window and sliding glass panel doors to front offering a pleasant outlook over the footgolf green, coving, alcoves with wall lights, set in coal effect electric fire with marble effect hearth and backdrop with wood surround, two radiators, wood flooring.

KITCHEN/BREAKFAST ROOM 4.189m x 2.602m (13'9" x 8'6")

Fitted with a range of wooden wall and base units incorporating granite effect work surface over, set in 1½ bowl stainless steel sink and drainer with extendable mixer tap, built in electric oven and grill, set in four ring gas hob with integrated extractor hood over, breakfast bar, integrated fridge/freezer, plumbed for washing machine and dishwasher, coving, Upvc double glazed window to rear boasting an attractive garden outlook, door into conservatory, ceramic splash back tiles, radiator, floor tiles.

DINING ROOM 3.749m max x 3.179m max (12'4" max x 10'5" max)

Wooden glass panel double doors into conservatory, coving, radiator, wood effect flooring.

CONSERVATORY 6.447m x 2.825m (21'2" x 9'3")

Upvc double glazed windows to side and rear, Upvc double glazed french doors to side leading out to garden, doors off into kitchen and dining room, wood flooring.

FIRST FLOOR

LANDING

Split level landing, Upvc double glazed obscured glass window to rear, coving, loft hatch leading to sizeable boarded loft space with velux windows, dado rail, doors off to:

BEDROOM 1 3.182m x 2.946m (10'5" x 9'8")

Upvc double glazed window to rear enjoying a lovely garden view outlook, coving, radiator, door into:

EN SUITE 1.836m x 1.351m (6'0" x 4'5")

Three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, step in shower cubicle with shower over, extractor fan, coving, ceramic wall tiles, vinyl floor covering.

BEDROOM 2 4.283m into bay x 3.181m (14'1" into bay x 10'5")

Upvc double glazed bay window to front boasting a stunning outlook over the footgolf green, coving, picture rail, fitted bedroom suite, radiator.

BEDROOM 3 3.179m x 3.156m (10'5" x 10'4")

Upvc double glazed window to front enjoying an attractive outlook over the footgolf green, coving, fitted bedroom suite, radiator.

BATHROOM 2.130m x 2.015m (7'0" x 6'7")

White three piece suite comprising low level WC, pedestal wash hand basin with mixer tap, set in panelled bath with mixer tap and shower over, extractor fan, coving, Upvc double glazed obscured glass window to side, built in airing cupboard housing wall mounted gas combination boiler, ceramic wall tiles, radiator, vinyl floor covering.

EXTERNAL

FRONT

Open access onto a impressive driveway offering ample off road parking, pleasant laid to lawn area with an abundance of attractive shrubs and trees, side access to rear garden.

REAR

A level enclosed rear garden laid to lawn boasting a variety of mature shrubs, trees and bushes. Pleasant raised decked areas, decorative stones, wooden pergola and storage shed.

DIRECTIONS:-

From our Sketty showroom proceed to the traffic lights on Gower Road and turn left onto Dillwyn Road. At the traffic lights turn left onto Sketty Park Road and at the mini-roundabout bear right onto Derwen Fawr Road. Continue to the end of the road and turn left onto Mumbles Road. The property can be found on the left hand side.

TENURE:

COUNCIL TAX: F

EPC RATING: E

VIEWING: STRICTLY VIA VENDORS AGENTS.
DAWSONS TEL: 01792 299 655



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.