



25 Woodville Road, Mumbles, Swansea, SA3 4AD
Offers In The Region Of £265,000

Charming two bedroom mid terrace property situated in the heart of the seaside village of Mumbles. The area boasts numerous facilities including a bustling shopping scene with boutiques, salons and café/bars throughout, as well as award winning beaches, parks, a Norman Castle and is nestled on the outskirts of the beautiful area of Gower. The accommodation itself briefly comprises; open plan lounge/dining area, kitchen/breakfast room, utility and cloakroom. To the first floor are two bedrooms and a bathroom. Externally there is residents permit parking to the front. To the rear is an elevated patio seating area which leads down to a pebble garden, with the potential to create off road parking. Viewing recommended to appreciate this delightful home.

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Entrance

Enter via front door into:

Lounge/Diner 24'0 x 14'00 (7.32m x 4.27m)

Double glazed window to front providing plenty of natural light, giving this spacious room a bright and airy feel. Space to accommodate large dining table along with lounge furniture. Two radiators. Wood effect flooring. Plain plastered ceiling. Stairs to first floor. Door to:

Kitchen/Breakfast Room 13'0 x10'0 (3.96m x 3.05m)

Double glazed window to rear. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating sink and drainer unit with mixer tap. Tiled splash back. Spaces for fridge/freezer and cooker with extractor hood over. Radiator. Tiled flooring. Plain plastered and coved ceiling. Door to:

Utility Room 8'0 x 5'0 (2.44m x 1.52m)

Double glazed window to rear. Base unit incorporating stainless steel sink and drainer unit. Space and plumbing for washing machine and tumble dryer. Low level W.C. Tiled flooring. Plain plastered and coved ceiling. Door leading to garden.

First Floor

Landing

Access to loft via hatch. Doors to all rooms.

Bedroom One 14'0 x 12'0 (4.27m x 3.66m)

Double glazed window to front. Radiator. Plain plastered and coved ceiling.

Bedroom Two 11'0 x 9'0 (3.35m x 2.74m)

Double glazed window to rear with partial sea views. Radiator. Coved ceiling.

Step Down To:

Bathroom 10'0 x 6'0 (3.05m x 1.83m)

Double glazed frosted window to rear. Four piece suite comprising low level W.C, pedestal wash hand basin, corner bath and separate shower cubicle. Radiator. Door to storage area housing shelving and wall mounted 'Baxi' boiler.

External

Front

Residential permit parking to front.

Rear

A paved patio terrace lies adjacent to the property with steps leading down to a further area laid with decorative stones. A pathway runs the length of the garden leading to gated rear access. Potential to create off road parking.

DIRECTIONS

From our Mumbles office proceed down Newton Road taking the first turning right onto Chapel Street. At the junction proceed ahead onto Woodville Road. The property is situated on the left hand side.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS
TEL: 01792 367301

