



16 Oakland Road, Mumbles, Swansea, SA3 4AQ
£415,000

A delightful late Victorian town house, with 4 double bedrooms and 2 bath/shower rooms, positioned in one of Mumbles most desirable locations, a few minutes walk from the village centre. This lovely property has been meticulously refurbished by the present owners, and combines contemporary tones with traditional features. With favoured East/West aspect, this house offers bright and airy living accommodation over three floors, a house that fills with sunshine. In excellent decorative order, finished in a neutral palette, and with full double-glazing and gas central heating throughout. Beautifully presented, this house will appeal to those purchasers looking for an exceptional home. Close to the Seafront and exciting Oyster Wharf, and the many shops, boutiques and restaurants the bustling village of Mumbles has to offer. Walking distance to award winning beaches at Langland and Caswell, and conveniently situated for exploring the Gower. Swansea City is only a short distance away, with frequent fast trains to Cardiff and London. Catchment area for excellent local primary and secondary schools. Viewing is highly recommended to appreciate all that is offered at this lovely address. No onward chain.

£415,000



Entrance and Hallway

The front door opens on to an entrance lobby, with original tiled floor. An inner door leads to the spacious hallway, with turning staircase. Bespoke designed under stairs storage cupboards and drawers. Original cornice and corbels. Doors to:

Lounge 16'0 x 14'0 (4.88m x 4.27m)

This spacious room has a large bay window, providing an abundance of natural light, and features an original fireplace, offering an attractive focal point. Alcove shelving to either side, with storage cupboards below. Stunning sanded and polished floor. Original coving.

Study/Sitting Room 13'0 x 13'0 (3.96m x 3.96m)

The large rear living room, also features an original wooden floor. Fitted cupboard and shelves to the recesses. Currently used as a study, this versatile room could also be a dining room, further bedroom or additional living room.

Kitchen/Breakfast Room 15'0 x 15'0 (4.57m x 4.57m)

This exceptional spacious room is fitted with an extensive range of custom built, ultra modern, cream high gloss base and wall units. Fully integrated Neff appliances - induction hob, double oven with combined microwave in the top oven, chimney extractor fan, dishwasher, and Bosch washing machine. Concealed recycling storage. Space for large fridge freezer. Tall French doors open onto the beautiful rear garden, also viewed through the feature picture window in the dining area, which easily accommodates a large table. Plenty of room here, too, for a relaxing sofa. Lovely tiled floor with underfloor heating. A range of dimmable lighting options complements this inviting room, perfect for entertaining.

First Floor

Landing

Stairs to second floor. Storage cupboard. Doors to:

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

Large double room with views over the garden. Attractive original Victorian fireplace.

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

Delightful bay fronted large double room, enjoying sea views.

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

Double room to the front. Original Victorian fireplace.

Family Shower Room 10'0 x 6'0 (3.05m x 1.83m)

Large airy, boutique style, contemporary room with two large West facing Velux windows. Stunning walk-in double shower, low level W.C, inset hand basin with a range of wall mounted storage cupboards under and large mirror over. Travertine tiling. Under floor heating. Dimmable spotlights. Extractor fan. Access to large eaves storage area.

Cloakroom

Velux window. Low level WC, and inset hand basin set over a range of wall mounted storage units. Travertine surfaces and floor tiles. Wall mounted combination boiler.

Second Floor

Bedroom One/ Master Bedroom 16'0 x 14'0 (4.88m x 4.27m)

Impressive double aspect Master Suite, with large East and West facing windows. Wonderful sea views across Swansea Bay from 3 large Velux windows. Double doors to deep fitted wardrobes. Additional eaves storage cupboard. Range of lighting options on dimmer controls. Door to:

En-suite

Luxury En-suite, with large Velux window. Low level WC, Svedberg hand basin and wall mounted storage unit, panel bath with shower over. Finished in Travertine tiles. Extractor fan. Dimmable lighting.

External

Front Garden

Stylish, easily maintained, front garden, with useful recycling store. External light.

Rear Garden

Beautiful, landscaped garden, offering the perfect setting for relaxing, outdoor dining and entertaining. West facing, the patio is the perfect place to enjoy afternoon and evening sunshine. Welsh slate has been used for the large patio, pathways and built-in seating area. Ample room here for a large table and chairs. Steps lead up to the remainder of the garden, laid to lawn and beautifully maintained, bordered with a plethora of mature plants and shrubs. Wonderful views of Oystermouth Castle and surrounding woodland. A pathway runs the length of the garden, leading to a charming Summer House, which also provides good storage. Gate to rear lane, with vehicular access, and potential for creating off street parking or garage. External light and tap.

DIRECTIONS

From our Mumbles office proceed down Newton Road taking the first turning right onto Chapel Street. At the junction turn right onto Queens Road, proceed ahead then take first left onto Oakland Road. The property is situated towards the end of the road on the right hand side.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: D

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



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