



13 Oakland Road, Mumbles, Swansea, SA3 4AQ
Offers In The Region Of £299,995

An opportunity to purchase a spacious, traditional, four bedroom mid terraced property, which boasts panoramic sea views from the rear aspect. Conveniently located in the heart of the Mumbles village and on the doorstep of the beautiful Gower. The property includes a self contained annexe on lower floor. The accommodation briefly comprises: entrance hallway, lounge, dining room, kitchen/diner which lead out to a decked terrace area. Stairs to lower level annexe comprising bedroom, kitchen and shower room. To the first floor are three bedrooms, bathroom and separate W.C. To the second floor is an attic room. Externally there is residents parking to the front. To the rear is an elevated seating area and garage. Viewing recommended to appreciate the Mumbles location and outlook offered. No chain.

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Entrance

Enter via front door into:

Hallway

Stairs to first floor. Radiator. Wall mounted consumer unit. Doors to:

Lounge 14'8 x 12'11 (4.47m x 3.94m)

Double glazed bay window to front providing plenty of natural light, creating a bright and airy feel. Feature fireplace housing electric fire set within a decorative surround offers an attractive focal point. Radiator. French doors into:

Dining Room 12'7 x 10'7 (3.84m x 3.23m)

Double glazed window to rear. Radiator. Space to accommodate large dining table.

Kitchen 18'9 x 11'4 (5.72m x 3.45m)

Double glazed window to side. 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. Wall mounted combi boiler. Spaces for fridge/freezer, washing machine and cooker with extractor fan over. Radiator. Double glazed patio doors to rear lead out to a decked terrace connecting the garden and home beautifully. Stairs down to:

Lower Ground Floor

Lounge/Bedroom 14'1 x 12'11 (4.29m x 3.94m)

Double glazed window to rear. Radiator. Door to:

Kitchen 13'6 x 10'10 (4.11m x 3.30m)

Double glazed window to side. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer unit. Tiled splash back. Space for washing machine. Wall mounted 'Vaillant' boiler.

Cupboard housing consumer unit. Wood effect flooring. Two radiators.

Shower Room 6'8 x 5'7 (2.03m x 1.70m)

Two frosted glazed windows to rear. Three piece suite comprising low level W.C, wash hand basin and walk in shower cubicle with glass enclosure. Radiator.

Porch

Door leading to rear garden.

First Floor

Landing

Stairs to second floor. Doors to:

Bedroom One 16'8 x 14'11 (5.08m x 4.55m)

Double glazed bay window to front. Radiator.

Bedroom Two 15'0 x 11'0 (4.57m x 3.35m)

Double glazed window to rear enjoying sea views. Radiator.

Bedroom Three 12'0 x 11'0 (3.66m x 3.35m)

Double glazed window to rear. Radiator.

Bathroom 7'4 x 6'8 (2.24m x 2.03m)

Double glazed frosted window to rear. Three piece suite comprising low level W.C, pedestal wash hand basin and panel bath with shower over. Radiator. Shelving. Part tiled walls.

Separate W.C

Double glazed frosted window to rear. Low level W.C.

Second Floor

Attic Room 15'7 x 12'1 (4.75m x 3.68m)

Velux window to rear enjoying sea views. Four eaves storage cupboards.

External

Front

Residents permit parking available. Enclosed garden with path leading to front of property.

Rear

Raised decked terrace of the kitchen offers the perfect setting to sit and enjoy the wonderful sea views. Below the remainder of the garden is laid with astro turf, with rear access leading to a detached garage offering much sought after parking.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: E

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



View From Property Of
Swansea Bay & Oystermouth Castle