



9 Devon Place, Mumbles, Swansea, SA3 4DR
Offers In The Region Of £369,000

A rare opportunity to purchase a delightful semi detached property, located in the heart of Mumbles Village. Situated in Devon Place, adjacent to the promenade, boasting panoramic sea views from the rear aspect. The accommodation briefly comprises, hallway, kitchen breakfast room, shower room, spacious L shaped lounge/diner leads through to lounge with patio doors overlooking the bay. To the first floor, bathroom, three bedrooms master benefits from door leading out onto balcony. Externally residents parking to the front. Lean to porch on side. To the rear patio terrace garden provides the ideal spot to sit and enjoy all scenic views. Viewing is highly recommended to appreciate the coastal location on offer.

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Entrance

Entrance via patio door into:

Porch

UPVC door into:

Hallway

Stairs to first floor. Under stairs storage cupboards. Radiator.

Kitchen/Breakfast Room 14'00 x 11'05 (4.27m x 3.48m)

Fitted with a range of wall and base units with complementary works surfaces over incorporating stainless steel sink. Spaces for

cooker, washing machine and fridge freezer. Radiator. Window to lounge. Box bay window to front.

Shower Room

Three piece suite comprising low level WC, pedestal wash hand basin and shower cubicle. Radiator. Frosted glass window to side.

L shaped Lounge/Diner 27'01 x 21'06 (8.26m x 6.55m)

Lounge

Feature gas fireplace. Radiator. Patio doors to rear overlooking Swansea Bay. Frosted glass window to front.

Dining Area

Space to accommodate large dining table. Radiator.

First Floor

Landing

Doors to:

Bathroom

Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath. Door to airing cupboard housing 'Baxi' boiler. Wood effect laminate flooring.

Bedroom One 12'03 x 11'07 (3.73m x 3.53m)

Radiator. UPVC door to rear leading out onto large sit on balcony.

Bedroom Two 11'07 x 9'04 (3.53m x 2.84m)

Radiator. Fitted wardrobes. Window to front.

Bedroom Three 12'07 x 8'02 (3.84m x 2.49m)

Radiator. Window to front.

Externally

Front

Small paved forecourt. UPVC lean-to porchway with doors to front and rear. Residents parking.

Rear

Patio garden boasting panoramic views over Mumbles Lighthouse and Swansea Bay

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS
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