



5 Gloucester Place, Mumbles, Swansea, SA3 4LF  
Asking Price £309,500

A delightful two bedroom plus attic room semi detached 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 cafe bars throughout, as well as award winning beaches and parks and is nestled on the outskirts of the beautiful area of Gower. Modernised throughout, the property briefly comprises open plan lounge/ kitchen, utility room, cloakroom. To the first floor, two bedrooms and a modern family bathroom. To the second floor a light and airy loft room boasting views over Swansea Bay. Viewing highly recommended.

Asking Price £309,500



**Entrance**

Via hard wood door into:

**Porch**

Door to;

**Open Plan Kitchen/Lounge 21'04 max x 15'10 (6.50m max x 4.83m)**

Wood effect laminate flooring. Two radiators. Feature fireplace. Open to kitchen fitted with a range of wall, base and drawer units. Space for gas cooker and under counter fridge/ freezer. Integrated dishwasher.

Complementary work surface. Stainless steel one and a half bowl sink with mixer tap. Wood framed double glazed window to rear. UPVC French double doors to front leading out onto decked garden area.

**Utility Room 9'09 x 7'05 (2.97m x 2.26m)**

Ceramic tiled flooring. Space for washing machine/ tumble dryer. Radiator. Door to enclosed courtyard. Door to;

**Cloakroom**

Low level WC. Wash hand basin.

**First Floor**

**Landing**

Stairs to loft room. Doors to:

**Bathroom 9'00 x 6'11 (2.74m x 2.11m)**

A modern white four piece suite comprising low level WC, pedestal wash hand basin, bath and shower cubicle. Tiled floor to ceiling. UPVC double glazed window to side. Wood framed double glazed window to rear.

**Bedroom One 10'11 x 9'01 (3.33m x 2.77m)**

Radiator. UPVC double glazed window to rear.

**Bedroom Two 15'02 max x 10'01 (4.62m max x 3.07m)**

UPVC double glazed window to front with views over the garden and Swansea Bay. Radiator.

**Second Floor**

**Loft Room 15'10 x 14'07 (4.83m x 4.45m)**

UPVC double glazed window to front with views over Swansea Bay. Eaves storage. Radiator. Skimmed ceiling with down lights.

**Externally**

Decked front garden with patio which steps down onto a gravel driveway. Parking for two cars. Enclosed courtyard to rear.

**TENURE:** Freehold

**COUNCIL TAX:** D

**EPC** D

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

