



46 Queens Road, Mumbles, Swansea, SA3 4AN  
£339,500

An opportunity to purchase a spacious, traditional, three bedroomed semi detached property, Conveniently located in the heart of the Mumbles village and on the doorstep of the beautiful Gower. The property briefly comprises; entrance hallway, lounge, sitting room, dining room and a modern fitted kitchen to the ground floor. To the first floor are three bedrooms, bathroom and wc. Externally there is residents parking to the front. To the rear is a paved patio area with steps leading to enclosed lawn area with side access to the front of the property. Viewing is highly recommended to appreciate the accommodation and Mumbles location.

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**Entrance**

Enter via double glazed door into:

**Porch**

Dado rail. Tiled flooring. Door into:

**Hallway**

Dado rail. Built in under stairs storage cupboards. Radiator. Stairs to first floor, Door into:

**Lounge 11'10 x 12'10 (3.61m x 3.91m)**

Coved ceiling. Double glazed bay window to front. Dado rail.

**Sitting Room 11'10 x 10'05 (3.61m x 3.18m)**

Coved ceiling. Dado rail. Double glazed door to garden. Feature fireplace with marble hearth and wooden surround. Radiator.

**Dining Room 12'04 x 10'07 (3.76m x 3.23m)**

Coved Ceiling. Double glazed window to side. Dado rail. Radiator. Door into:

**Kitchen 9'06 x 10'07 (2.90m x 3.23m)**

Spot lights in ceiling. Fitted with a range of wall and base units with work surfaces over. Four ring electric hob with electric oven under and extractor hood over. Stainless steel sink and drainer with mixer tap. Space for washing machine, space for

tumble dryer. Integrated fridge/freezer. Double glazed window to rear. Radiator. Wall mounted gas combination boiler. Vinyl flooring. Double glazed door leading into garden.

**Stairs to First Floor**

**Landing**

Dado rail. Loft Access hatch. Built in storage cupboard.

**Bedroom One 11'01 x 15'08 (3.38m x 4.78m)**

Coved ceiling. Two Double glazed bay windows to front. Picture rail. Radiator.

**Bedroom Two 11'10 x 9'09 (3.61m x 2.97m)**

Coved ceiling. Double glazed window to rear. Radiator. Built in wardrobes.

**WC**

Fitted WC. Vinyl flooring. Part tiled walls. Frosted glass double glazed window to side.

**Bathroom 6'07 x 5'07 (2.01m x 1.70m)**

Fitted with a two piece suite comprising: panel enclosed bath with mains shower over. Wash hand basin. Frosted glass double glazed window to side. Part tiled walls. Vinyl flooring. Radiator.

**Bedroom Three 13'09 x 10'07 (4.19m x 3.23m)**

Double glazed window to rear. Radiator.

**External**

**Front**

Steps leading to the entrance door.

**Rear**

Paved patio area leading to enclosed garden laid to lawn. Pedestrian side access.

**TENURE:** Freehold

**COUNCIL TAX:** F

**EPC RATING:** E

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

