



444 Mumbles Road, Mumbles, Swansea, SA3 4BY  
**Offers In The Region Of £449,950**

A charming, spacious and characterful mid terraced four bedroom home, boasting panoramic views of Swansea Bay. The property is set over three floors providing versatile living. Ideally situated to take advantage of all the popular Victorian seaside village has to offer. The accommodation itself briefly comprises: entrance hallway, sitting room, shower room, dining area and kitchen. To the first floor there are two bedrooms, a family bathroom, W.C and lounge to the front overlooking the bay. To the second floor are two further bedrooms - one with en-suite shower facilities. Externally to the rear is a low maintenance garden with good size garage accessed from the rear lane. Viewing recommended to appreciate the breathtaking views and location offered.

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### Entrance

Enter via wooden front door into:

### Hallway

Stairs to first floor. Radiator. Wood effect flooring. Coved ceiling with spotlights. Doors to:

### Sitting Room 16'2 x 11'11 @ max into bay (4.93m x 3.63m @max into bay)

Double glazed bay window to front providing plenty of natural light, creating a bright and airy feel. An ornate fireplace (decoration only) is an attractive focal point. Radiator. Wood effect flooring. Coved ceiling.

### Reception Room Two 11'1 x 11'0 (3.38m x 3.35m)

Double glazed window to rear. Radiator. Coved ceiling. Versatile room which could easily lend itself to a further sitting room or bedroom as desired.

### Shower Room

Three piece suite comprising low level W.C, pedestal wash hand basin and walk in shower cubicle with glass enclosure. Tiled effect flooring.

### Open Dining Area 8'1 x 4'2 (2.46m x 1.27m)

Double glazed window to side. Space to accommodate large dining table. Radiator. Coved ceiling with spotlights.

### Kitchen 13'2 x 9'7 (4.01m x 2.92m)

Double glazed window and door to side. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer unit with mixer tap and breakfast bar. Tiled splash back. Integrated appliances include oven with five ring gas hob over. Spaces for dishwasher, fridge and freezer. Tiled flooring. Coved ceiling with spotlights.

### Utility Room 9'1 x 4'5 (2.77m x 1.35m)

Accessed externally from the rear. Window to rear and door to side. Work surface incorporating stainless steel sink. Space and plumbing for washing machine. Tiled flooring.

### First Floor

### Landing

Double glazed window to side. Stairs to second floor with under stairs storage cupboard. Access to attic via hatch. Radiator. Coved ceiling. Doors to:

### Lounge 15'8 x 14'10 @ max into bay (4.78m x 4.52m @max into bay)

Double glazed bay window to front enjoying spectacular panoramic sea views across Swansea Bay. Alcove storage cupboard with shelving over. Oak flooring. Coved ceiling.

### Bedroom One 11'2 x 8'11 (3.40m x 2.72m)

Double glazed window to rear. Radiator. Coved ceiling.

### W.C 3'8 x 3'0 (1.12m x 0.91m)

Double glazed window to side. Housing a low level W.C.

### Bathroom 11'0 x 6'2 (3.35m x 1.88m)

Double glazed frosted window to side. Five piece suite comprising low level W.C, bidet, pedestal wash hand basin, panel bath and shower enclosure with mains shower. Built in cupboard housing 'Baxi' wall mounted boiler. Tiled flooring. Part tiled walls. Spotlights to ceiling.

### Bedroom Two 12'1 x 9'4 (3.68m x 2.84m)

Double glazed window to side. Access to loft. Radiator. Wood effect flooring.

### Second Floor

### Landing

Double glazed window to rear. Doors to:

### Bedroom Three 12'11 x 12'9 (3.94m x 3.89m)

Double glazed tilt and turn window to front with Juliet balcony. Double doors to built in wardrobes. Radiator. Door to:

### En-suite 7'5 x 5'9 @ max (2.26m x 1.75m @max)

Three piece suite comprising low level W.C, pedestal wash hand basin and shower cubicle with mains shower. Heater towel rail.

### Bedroom Four 11'4 x 1'1 (3.45m x 0.33m)

Double glazed window to rear. Wall and base units with work surfaces over incorporating stainless steel sink and drainer unit. Radiator. Pine flooring.

### External

### Front

Paved terrace housing a variety of flowers and plants, offering the perfect place to sit and relax taking in the wonderful panoramic sea views.

### Rear

A paved patio terrace lies adjacent to the property providing the ideal place to entertain or enjoy a spot of al-fresco dining. A pathway runs the length of the garden leading to gated pedestrian access to the rear lane and garage which benefits from power and lighting.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: E

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

