



2 Dunns Close, Mumbles, SA3 4AF
£279,950

A rare opportunity to purchase a delightful two bedroom retirement home age 55 years and over. Situated in a quiet cul de sac in the heart of Mumbles village. The accommodation briefly comprises, entrance hallway, cloakroom, lounge, dining room open to kitchen. To the first floor, two generous sized bedrooms, shower room. Externally, off road parking to the front. To the rear, private patio seating area which connects to the dining room effortlessly. Viewing is highly recommended to appreciate the convenient location and lovely home on offer.

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Entrance

Wooden door into:

Hallway

Storage heater. Storage cupboard with hanging rails and shelving. Stairs to first floor.

Cloakroom

Fitted with a two piece suite comprising: wall mounted wash hand basin and WC. Tiled effect vinyl flooring.

Lounge 16'11 x 11'00 (5.16m x 3.35m)

Box bay window to front. Storage heater. Feature fireplace with electric fire. Door into:

Dining Room 10'05 x 9'04 (3.18m x 2.84m)

Storage heater. Sliding doors leading to rear.

Kitchen 9'05 x 7'03 (2.87m x 2.21m)

Window to rear. Fitted with a range of wall and base units. Tiled to splash back. Built in oven with a built in four ring electric hob with extractor fan over. Spaces for fridge freezer and washing machine. One and a half bowl sink and drainer with mixer tap.

First Floor

Landing

Window to rear. Door to airing cupboard with shelving.

Shower Room

Frosted glass window to rear. Wood effect laminate flooring. Fully tiled walls. Fitted with a three piece suite comprising: shower cubicle. Low-level WC. Pedestal wash hand basin. Chrome towel radiator.

Bedroom One 17'07 x 9'04 (5.36m x 2.84m)

Window to front. Electric storage heater. Built in wardrobes and over bed storage.

Bedroom Two 21'03 x 8'03 (6.48m x 2.51m)

Window to rear. Electric storage heater. Fitted storage cupboard over stairs with shelving.

External

Front

Off road parking. Lawned area. Path leading to entrance door.

Rear

Enclosed garden with patio area connects to living space effortlessly. Lawned area.

TENURE: Freehold

COUNCIL TAX: E

EPC T.B.C

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

