





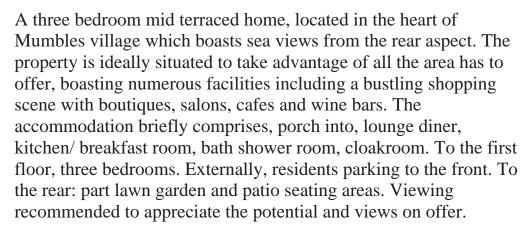


37 WOODVILLE ROAD, MUMBLES, SA3 4AD OFFERS IN THE REGION OF £249,950









### **Entrance**

UPVC door into:

### Porch

Tiled flooring. Door into:

### Lounge/Diner 24'03 x 14'07 (7.39m x 4.45m)

Window to front. Wood effect laminate flooring. Two gas fires. Two radiators. Under stairs storage cupboard.

# Kitchen/Breakfast Room 13'11 x 10'11 (4.24m x 3.33m)

Two windows to rear. Fitted with a range of wall and base units with work surface over. Stainless steel sink with mixer tap. Space for four ring gas oven. Space for washing machine and fridge freezer. Door into:

# **Inner Hallway**

Radiator. Door leading to all rooms and door to rear.

### **Bathroom**

Frosted glass window to rear. Fitted with a three piece suite comprising: shower cubicle. Pedestal wash hand basin and bath. Fully tiled walls. Radiator.

# Cloakroom

Frosted glass window to rear. Low Level WC. Part tiled walls.



### First Floor

### Landing

Doors leading to all rooms.

Bedroom One 14'04 x 11'11 (4.37m x 3.63m)

Window to rear.

Bedroom Two 11'11 x 9'09 (3.63m x 2.97m)

Window to rear. Fitted wardrobes.

Bedroom Three 11'01 x 9'08 (3.38m x 2.95m)

Window to rear which boasts sea views.

# External

### **Front**

Residents parking. Views towards Oystermouth Castle.

# Rear

Patio seating areas.

**TENURE:** Freehold

COUNCIL TAX: E

**EPC RATING:** D

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

01792 367301

