



## 4 Overland Close, Mumbles, Swansea, City & County Of Swansea, SA3 4LR

**£295,000**

For sale this three bedroom semi-detached property, in the sought after location of Mumbles. Enjoying views over Underhill Park. The property boasts a shared driveway leading to a link detached garage.

The accommodation comprises; hallway, cloakroom, lounge, dining room and kitchen to the ground floor. To the first floor, you have a bathroom and three bedrooms. Externally to the front, you have a low maintenance garden. Shared driveway leading to the garage. To the rear, you have a patio garden bordered by fencing and hedging. Offering a pleasant outlook over Underhill Park.

This is a lovely home, ideally placed for the hustle and bustle of Mumbles Village with all the local shops and amenities on your doorstep, as well as being ideally placed for the seafront promenade and the beaches at Rotherslade and Langland. In our opinion, the property offers a fantastic opportunity for those looking to acquire a family home, whilst also making the perfect second home due to its location. EER-D66

### Entrance

Via a frosted double glazed PVC door with a frosted double glazed side panel into the hallway.

### Hallway

With stairs to the first floor. Door to cloakroom. Door to lounge. Radiator.

### Cloakroom

With a low-level w/c. Wash hand basin. Extractor fan.

### Lounge 16'2" x 13'1" (4.936 x 3.992)



With a double glazed bay window to the front. Fireplace. Doors to the dining room. Door to the kitchen. Radiator.

### Lounge



### Dining Room 15'7" x 11'1" (4.768 x 3.397)



With a double glazed bay window to the rear. Radiator.

### Kitchen 16'4" x 11'1" (4.985 x 3.397)



With a double glazed window and double glazed PVC door to the rear. The kitchen is fitted with a range of base and wall units, running work surface incorporating a sink and drainer unit. Four ring gas hob with oven and grill under. Extractor hood over. Space for washing machine. Space for fridge/freezer. Tiled floor. Spotlights.



## Kitchen



## First Floor

### Landing

With a double glazed window to the side. Loft access. Door to bathroom. Door to airing cupboard. Door to bedrooms.

### Bathroom 5'5" x 10'0" (1.657 x 3.061)



With a double glazed window to the rear again offering wonderful views over Underhill Park. Bathroom suite comprising; bathtub. Corner shower cubicle. Low-level w/c. Wash hand basin. Radiator. Tiled walls.

### Bedroom One 13'9" x 11'10" (4.206 x 3.611)



With a double glazed window to the rear again offering wonderful views over Underhill Park. Radiator.

### Bedroom One



**Bedroom Two 13'10" x 11'2" (4.233 x 3.427)**



With a double glazed window to the front. Radiator.

**Bedroom Two**



**Bedroom Three 8'2" x 9'8" (2.509 x 2.962)**



With a double glazed window to the front. Radiator.

**External**

**Front**

You have a low maintenance garden. Shared driveway leading to the garage.

**Rear**



You have a patio garden bordered by fencing and hedging. Offering a pleasant outlook over Underhill Park.



### Another Aspect



**Garage 16'1" x 8'7" (4.922 x 2.630)**

Via 'up & over' door.

### View



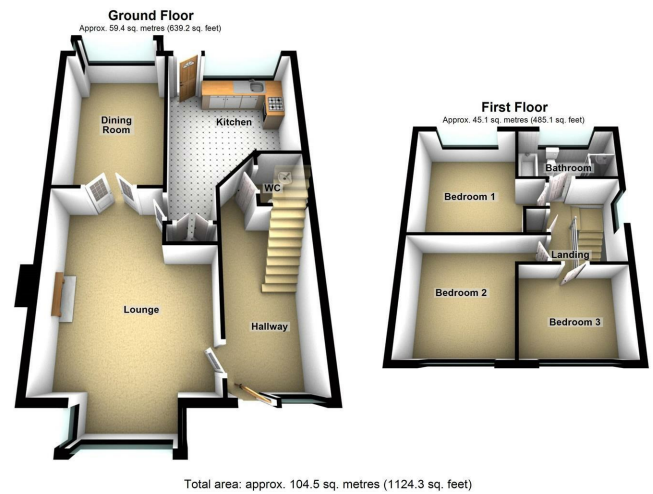
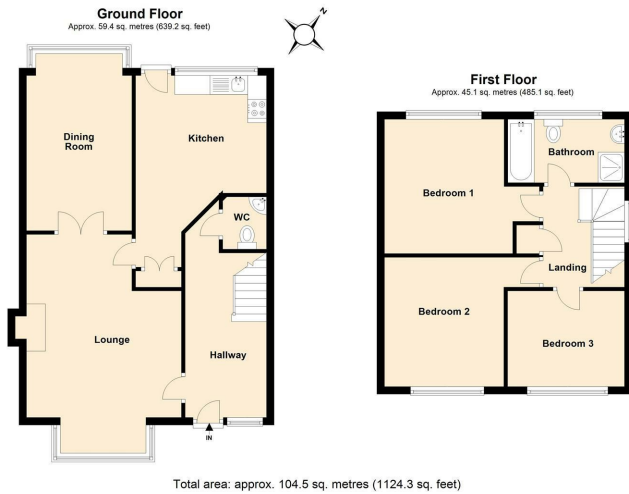
### View



**Tenure**

Freehold.

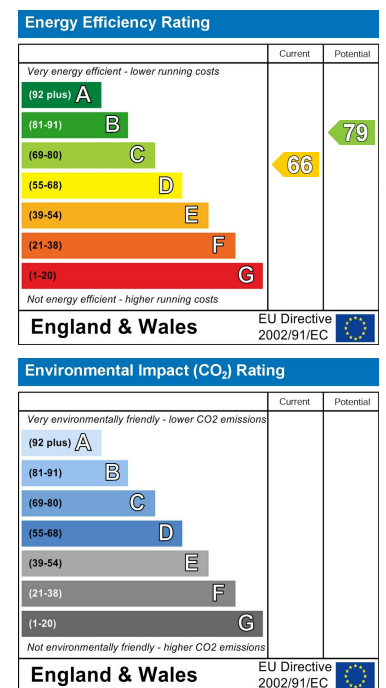
## Floor Plan



## Area Map



## Energy Efficiency Graph



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