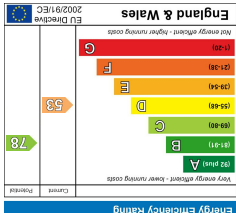
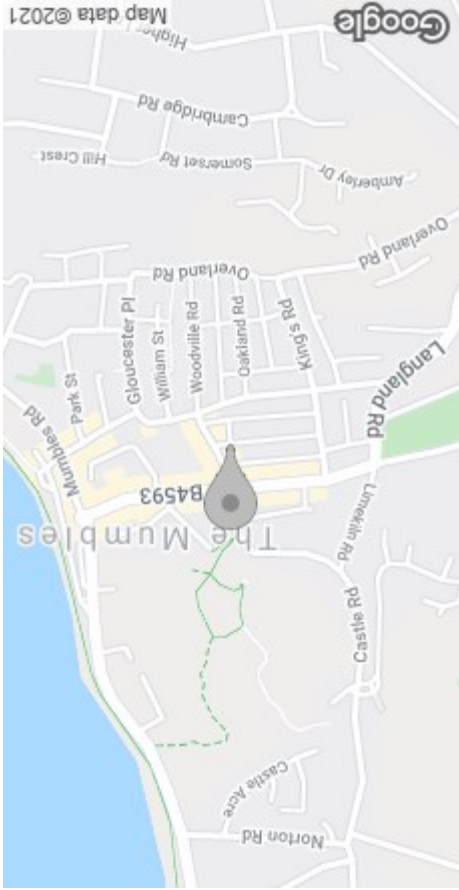


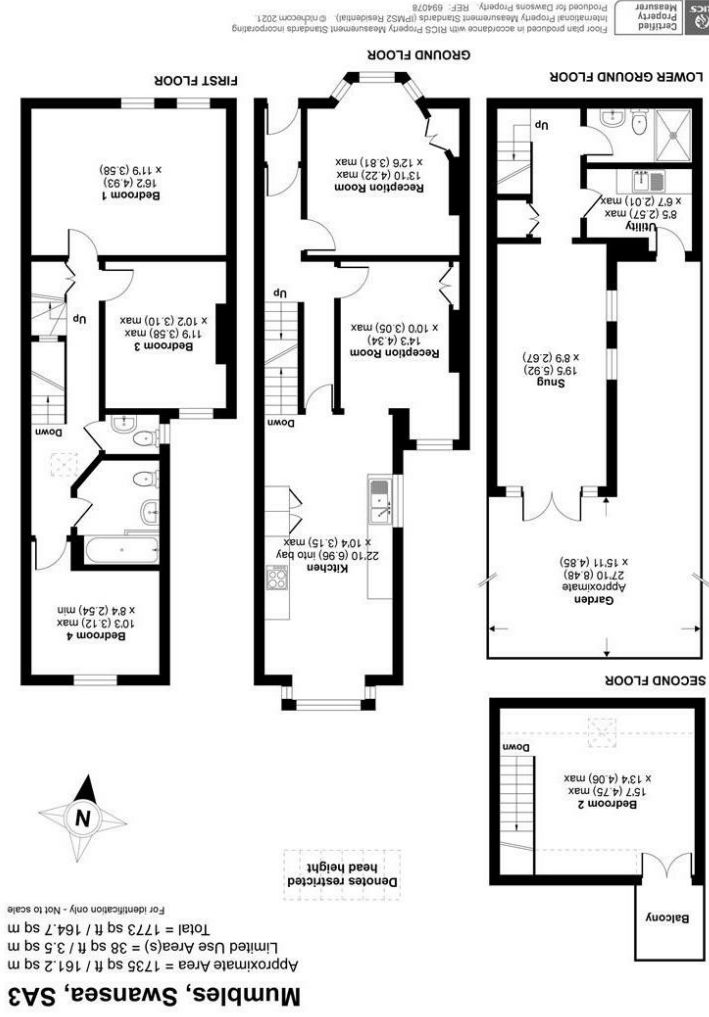
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EPC



AREA MAP



FLOOR PLAN



42 Victoria Avenue
 Mumbles, Swansea, SA3 4NQ
 Asking Price £450,000



GENERAL INFORMATION

An opportunity to purchase a four bedroom, mid terrace property offering versatile living accommodation with sea views over Swansea Bay from the rear aspect. Located in the heart of Mumbles village and within walking distance to take advantage of all the local amenities on offer including; shops, boutiques and wine bars. The accommodation briefly comprises: entrance hallway, lounge, dining room into kitchen/breakfast room. To the lower ground floor is a utility area, wet room and sitting room with access to an enclosed and level patio garden. To the first floor are three bedrooms, bathroom and wc. To the second floor is a further bedroom along with a balcony seating area. To the rear is access into the garden area. Viewing is highly recommended to appreciate the convenient location and standard of home on offer. EPC E

FULL DESCRIPTION

Entrance

Enter via front door to:

Porch Area

Coving to ceiling. Door into:

Hallway

Ornate coving to ceiling. Radiator. Wood flooring. Rooms off.

Lounge

12'10" x 12'6" (3.91m x 3.81m)

Double glazed bay window to front. Exposed brick feature wall with inset multi fuel log burner and slate hearth. Ornate coving to ceiling, radiator. Wood flooring.

Dining Room

14'3" x 10'00" (4.34m x 3.05m)

Double glazed window to rear. Exposed brick feature wall. Wood flooring, Radiator. Opening into:

Kitchen/Breakfast Room

22'10" x 10'4" (6.96m x 3.15m)

Double glazed window to side and further double glazed window to rear both benefitting views over Swansea Bay. Fitted with a range of wall and base units with work surfaces over. Stainless steel sink with drainer unit and flexible hose tap over. Integrated dishwasher and fridge/freezer. Inset four ring electric hob with extractor hood over. Eye level built in microwave. Built in electric fan oven. Exposed brick feature wall. Radiator. LVT flooring. Stairs to lower ground floor.

Lower Ground Floor

Hallway

Spot lights to ceiling. Under stairs storage cupboard. Slate tiled flooring. Rooms off.



Wet Room

Fitted with a three piece suite comprising: wc, wash hand basin set into vanity unit and shower area with mains shower. Wall mounted chrome heated towel rail. Fully tiled walls and slate tiled flooring.

Utility Room

Fitted with work surface and base unit under. Stainless steel sink with drainer unit. Space and plumbing for washing machine and space for tumble dryer. Wall mounted gas central heating boiler. Spot lights to ceiling. Slate tiled flooring. Double glazed door to rear.

Sitting Room/Snug

19'5" x 8'9" (5.92m x 2.67m)

Two double glazed windows to side. Exposed brick feature walls. Beams to ceiling. Radiator. Tiled slate flooring. Double glazed french doors leading to garden.

Stairs to first floor

Landing

Velux window. Under stairs storage cupboard. Stairs to second floor. Rooms off.

Bedroom One

16'2" x 11'9" (4.93m x 3.58m)

Two double glazed windows to front. Exposed brick feature wall. Original inset fireplace. Radiator.

Bedroom Three

11'9" x 10'02" (3.58m x 3.10m)

Double glazed window to rear. Exposed brick feature wall. Original inset fireplace. Radiator.

WC

Fitted with a two piece suite comprising: wc and wash hand basin set into vanity unit. Wall mounted chrome heated towel rail. Partly tiled walls. Double glazed window to side with views over Swansea Bay.

Bathroom

Fitted with a three piece suite comprising: wc, wash hand basin set into vanity unit and 'P' shaped bath with mains shower over. Partly tiled walls. Wall mounted chrome heated towel rail. Spotlights to ceiling. Double glazed window to side with views over Swansea Bay.

Bedroom Four

10'3" x 8'4" (3.12m x 2.54m)

Double glazed window to rear. Radiator.

Stairs to second floor

Bedroom Two

15'7" x 13'4" (4.75m x 4.06m)

Velux window. Exposed brick feature walls. Radiator. Storage into eaves. Double glazed french doors leading onto balcony seating area with views over Swansea Bay.

Externally

Front

Gated and wall enclosed with pathway leading to front door.

Rear

Spacious and level porcelain tiled low maintenance garden area providing the perfect place to enjoy al fresco dining and drinks along with rear pedestrian access. Enclosed with cedar wood paneled fencing.

Tenure

Freehold

