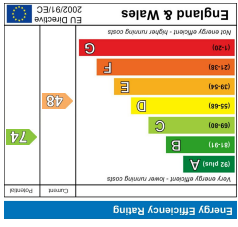


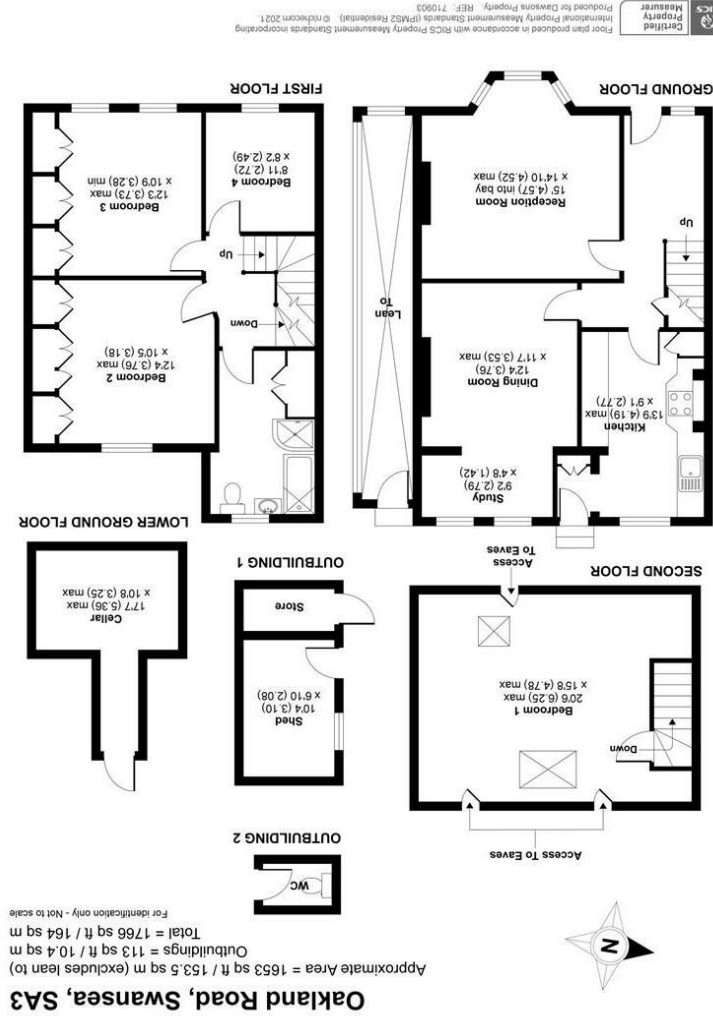
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



29 Oakland Road  
 Mumbles, Swansea, SA3 4AH  
 Asking Price £389,950



## GENERAL INFORMATION

We are delighted to offer for sale this spacious three bedroom terrace property enjoying sea views from the elevated rear aspect. Set in the heart of Mumbles, conveniently located to enjoy all the local area has to offer. The property comprises entrance hallway, lounge, sitting room, kitchen/dining area. To the first floor are three bedrooms and a family bathroom. To the second floor is attic room. Externally to the rear is a level and enclosed garden. Viewing is highly recommended to appreciate location. EPC E.

## FULL DESCRIPTION

### Entrance

Enter via front door into:

### Hallway

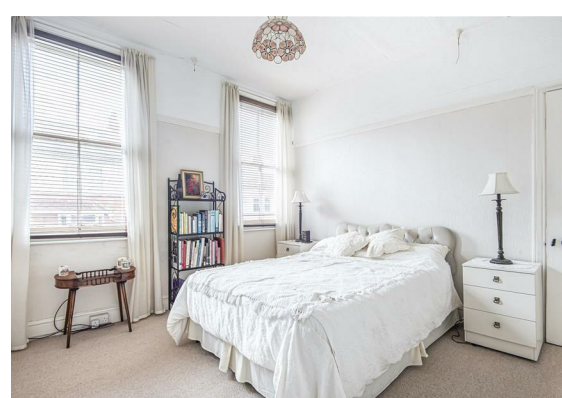
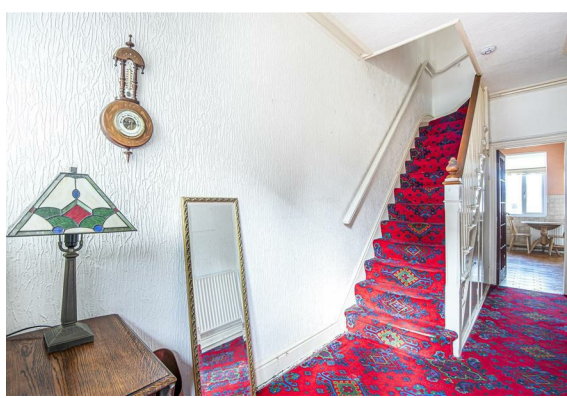
Ornate coving to ceiling. Window to front. Radiator. Under stairs storage cupboard. Stairs to first floor. Rooms to:

### Lounge

14'10 x 12'04 (4.52m x 3.76m)  
Sash bay window to front. Ornate coving. Radiator. Laminate wood effect flooring. Feature fireplace with inset gas fire and tiled hearth.

### Sitting Room/Diner

17'06 x 11'07 (5.33m x 3.53m)  
Two double glazed windows to rear. Coved ceiling. Radiator. Feature fireplace with inset fire, marble effect hearth and wooden surround.



### Kitchen

13'0 x 9'05 (3.96m x 2.87m)  
Fitted with a range of wall and base units with work surfaces over incorporating sink and drainer unit. Inset four ring gas hob with eye level oven and grill. Integrated appliances include washing machine, dishwasher and fridge/freezer. Partly tiled walls. Radiator. Coved ceiling. Wall mounted central heating boiler. Open into rear porch area. Double glazed door to rear. Built in cupboard. Tiled flooring.

### Stairs To First Floor

### Landing

Stairs to top floor. Rooms off:

### Bedroom One

12'03 x 11'09 (3.73m x 3.58m)  
Two windows to front. Floor to ceiling built in wardrobes with shelving and hanging space. Radiator.

### Bedroom Two

12'09 x 12'05 (3.89m x 3.78m)  
Double glazed window to rear enjoying views over Swansea Bay. Floor to ceiling built in wardrobes with cupboard and drawer space. Radiator.

### Bathroom

Four piece suite comprising W.C., wash hand basin set into vanity unit, bath and shower cubicle with electric shower. Partially tiled walls. Radiator. Airing cupboard housing hot water tank and shelving.

### Bedroom Three

8'11 x 8'03 (2.72m x 2.51m)  
Sash window to front. Radiator.

### Stairs To Attic Room

20'06 x 15'08 (6.25m x 4.78m)  
Velux window to rear enjoying views over Swansea Bay as well as a further Velux window to front providing an abundance of natural light. Electric wall mounted heater. Storage to eaves.

### External Rear

Brick built outhouse providing storage. Level and enclosed garden laid to lawn benefitting from various flower, trees and shrubs. Side access to rear lane.

### Tenure

Freehold

