



16 Park Avenue, Mumbles, Swansea, SA3 4DU
Offers In The Region Of £289,950

A delightful semi detached property, beautifully refurbished and situated in the heart of Mumbles village, taking advantage of all the village has to offer including boutiques, shops and restaurants. The accommodation itself briefly comprises; open plan lounge/dining area/kitchen and shower room to the ground floor. To the first floor are two good sized double bedrooms, master benefitting from partial sea views, as well as a family bathroom. Externally there is a charming patio terrace to the rear. Additional benefits include underfloor heating to the ground floor and residential parking. Viewing highly recommended to appreciate standard of accommodation offered.

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Entrance

Enter via front door into:

Open Plan Lounge/Dining Area/Kitchen

Lounge/Dining Area 16'7 x 14'7 (5.05m x 4.45m)

Double glazed box bay window to front flooding this spacious room with natural light, creating a bright and airy feel. Feature floating staircase with contemporary glass balustrade. Under stairs area incorporating a built in unit housing concealed power pod for portable devices. Wood effect flooring with underfloor heating throughout kitchen and lounge/dining area. All walls and ceiling have been fully re-plastered, with ceiling benefitting from spotlights. Open to dining area with space to accommodate large dining table. Leading into:

Kitchen 13'5 x 8'10 (4.09m x 2.69m)

Double glazed stable door to side. Three double glazed windows looking into the rear porch as well as sky light providing an abundance of light. Fitted with a range of wall and base units with complementary work surfaces over incorporating stainless steel double sink and drainer unit with contemporary mixer tap. An island unit mirroring the same chic design offers an organic divide between kitchen and lounge, housing five ring electric hob with storage below. Additional integrated appliances include 'Neff' electric oven/grill, dishwasher, washing machine, tumble dryer and fridge/freezer.

Shower Room 10'1 x 9'7 (3.07m x 2.92m)

Double glazed frosted window to side. Three piece suite comprising low level W.C, wash hand basin set over stylish storage unit and double walk in shower cubicle with glass enclosure. Feature mosaic tiled splash backs. Heated by chrome towel heater. Tiled flooring. Plain plastered ceiling with spotlights.

First Floor

Landing

Radiator. Doors to:

Bedroom One 16'7 x 11'6 (5.05m x 3.51m)

Two double glazed windows to front enjoying partial sea views. Two radiators. White wood effect flooring. Plain plastered ceiling with spotlights.

Bedroom Two 12'0 x 9'10 (3.66m x 3.00m)

Double glazed window to rear. Access to loft space. Radiator. White wood effect flooring. Plain plastered ceiling with spotlights.

Bathroom 7'5 x 6'7 (2.26m x 2.01m)

Double glazed frosted window to rear. Three piece suite comprising low level W.C, wash hand basin set over vanity unit and p-shape jacuzzi bath with shower over and glass pivoting screen. Attractive, colourful tiled splash back. Chrome towel heater. White wood effect flooring. Plain plastered ceiling.

External

Front

Pathway leading to front of property, remainder of the garden houses a variety of mature plants, shrubs and trees. Benefitting from a double electric socket. Side access to:

Rear

Steps lead up to gravel terrace area offering the perfect setting to sit and relax or enjoy a spot of outdoor entertaining with partial sea views. A raised flowerbed runs the length of the terrace housing a plethora of plants and shrubs. Additional benefits include lighting and double electric socket. An enclosed rear porch accessed via a door to the side provides practical and convenient storage.

DIRECTIONS

From our office on Newton Road head down towards the sea front. At the mini roundabout at the bottom of the hill turn right. Continue along this road and take a right turn at Mumbles rugby club into Myrtle Terrace. Continue up the hill and turn right into Park Avenue. Number 16 can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: C

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

