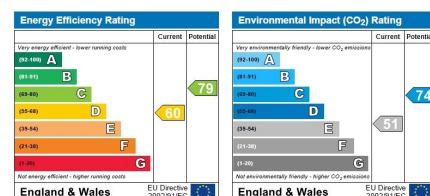




1 Overland Close, Mumbles SA3 4LR

Offers in the region of £225,000

Outstanding Views To The Rear, Semi Detached House With Four Bedrooms And Two Bathrooms, Garden and Garage. Ideal Location On The Doorstep Of The Gower Peninsula.
EER: D60



NR/DT/73751/11/12/19

DESCRIPTION

A semi detached house set over three floors is perfect for family living but does require some upgrading and has lovely views to the rear of Underhill Park. This spacious home benefits from Double Glazing, Gas Central Heating, patio garden to front and rear with lawned garden to the side with access to the garage and storage shed. The property is situated in a highly desirable location offering easy access to Langland Bay, Mumbles village and local schools. We highly recommend a viewing at this property. EER: D60

HALLWAY

Double glazed door, staircase to first floor, understairs storage cupboard, coved ceiling, radiator, door to:

WET ROOM

7' x 7' (2.13m x 2.13m) Double glazed obscure window to side. Fitted with a walk-in disabled shower with overhead shower unit and seat, low level WC, wall mounted wash hand basin, tiled walls, radiator.

LOUNGE / DINING ROOM

26'2 x 14'1 max 10'2 min (7.98m x 4.29m max 3.10m) Double glazed bay window to front, double glazed window to rear, feature fireplace incorporating Living flame gas fire, 4 wall-lights, 2 radiators, coved ceiling.

KITCHEN

13'10 max into bay x 11'9 max 8'4 mi (4.22m max into Double glazed obscure door to rear, double glazed

bay window to side, double glazed window to rear. Fitted with a range of wall and base units with complementary work surfaces over, incorporating 1½ bowl sink with drainer, electric oven and 4 ring electric hob with extractor fan over, plumbing for washing machine, breakfast bar, part tiled walls, vinyl flooring, radiator.

FIRST FLOOR LANDING

Staircase to second floor, double glazed window to side, airing cupboard housing shelving and radiator.

BEDROOM ONE

13'9 x 11'9 (4.19m x 3.58m) Double glazed window to rear, coved ceiling, radiator.

BEDROOM TWO

11'9 x 11'6 (3.58m x 3.51m) Double glazed window to front, coved ceiling, radiator.

BEDROOM THREE

9'8 x 8'3 max 6'7 min (2.95m x 2.51m max 2.01m) Double glazed window to front, wall mounted Gloworm central heating boiler, coved ceiling, radiator.

BATHROOM

5'11 x 5'6 (1.52m x 1.68m) Double glazed obscure window to rear. Suite comprising of Jacuzzi bath, wash hand basin, low level WC, tiled walls, vinyl flooring, radiator.

SECOND FLOOR LANDING

Double glazed window to rear, door to:

BEDROOM FOUR

17'3 max x 13'10 (5.26m max x 4.22m) Double glazed windows to rear with views overlooking Underhill Park, storage cupboards to eaves, radiator.

EXTERNALLY

There is a rear patio garden with views over Underhill Park. A lawned side garden with access to a **GARAGE** with up and over door and a **STORAGE SHED**.

SERVICES

We are advised mains gas, electricity, water and drainage are connected.

VIEWING

By appointment with the selling Agents on 01792 360060 or e-mail mumbles@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our office in Newton Road, turn right and first left up Stanley Street. Cross over the crossroads onto Kings Road and follow the road to the top and turn right onto Overland Road. Overland Close is the first left-hand turning.