



3 Church Park Lane, Mumbles SA3 4DE

Offers in the region of £425,000

Two Bedroom Semi Detached House
Set Over Four Stories
Central Mumbles Location
Extensive Views Across Swansea Bay
Garage To Rear
EER : TBC

TS/DT/66462/300920

DESCRIPTION

A two bedroom semi detached house set over four stories. This traditional property enjoys a central Mumbles location, on a quiet lane just off Mumbles Road, only a minutes walk from the bars, restaurants, shops and amenities that the village has to offer. In need of modernising, the house provides a fantastic opportunity for someone to put their own stamp on it and would also be of interest to developers and investors.

Other benefits include excellent views across Swansea Bay, good sized lounge areas and bedrooms, an established garden to the front and a garage providing off road parking to the rear.

EER : TBC

ENTRANCE HALL

Double glazed entrance door, storage cupboard, coved ceiling, stairs to:

FIRST FLOOR

HALLWAY

Stained glass window to side, radiator, coved ceiling, stairs to second floor, door to:

LOUNGE

15'6 x 13'5 (4.72m x 4.09m)

Double glazed bay window to front, 2 radiators, fireplace, coved ceiling.

**RECEPTION TWO/
BEDROOM 3**

12'2 x 10'10 (3.71m x 3.30m)

Double glazed window to rear, radiator, storage cupboard.

KITCHEN

8'9 x 7'11 (2.67m x 2.41m)

Double glazed window to rear, a range of wall and base units with worktop over, sink, boiler, tiled walls, tiled splashback.

BATHROOM

Double glazed window to side, WC, wash hand basin, bath with shower over, storage cupboard, tiled walls.

CLOAKROOM

Double glazed window to side, WC.

STAIRS

Leading to:

SECOND FLOOR

LANDING

Coved ceiling, stairs to third floor, door to:

BEDROOM ONE

15'6 x 13'6 (4.72m x 4.11m)

Double glazed window to front, radiator, wash hand basin.

BEDROOM TWO

15'7 x 10'10 (4.75m x 3.30m)

Double glazed window to rear, radiator, wash hand basin.

STAIRS

Leading to:

THIRD FLOOR LOUNGE

23'1 x 15'7 narrowing to 9'3 (7.04m x 4.75m)

Double glazed windows to front and side, fitted

wardrobes, base units and wash hand basin.

EXTERNALLY

To the front there is a mature garden, to the rear there is a detached garage.

SERVICES

We are advised mains services 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 Leasehold

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 offices in Newton Road, follow the road down to the mini roundabout at Mumbles Road. Turn right onto Mumbles Road and follow the road along for 800 yards and turn right onto Church Park Lane and the property can be found on the left hand side.