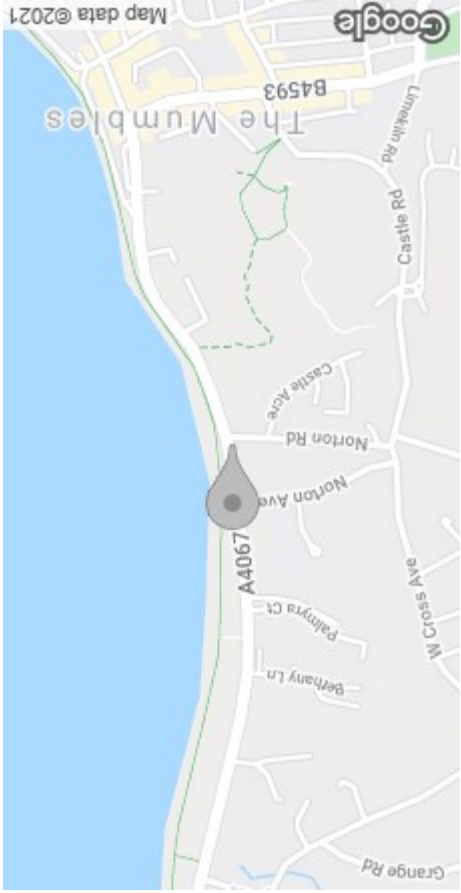


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

England & Wales	
Energy Rating	Energy Efficiency Rating
A	Very good - lower energy costs
B	Good
C	Decent
D	Fair
E	Below average
F	Needs improvement
G	Very poor - higher energy costs

EPC



AREA MAP



ARCHICAD TRIAL VERSION

FLOOR PLAN



388 Mumbles Road
 Mumbles, Swansea, SA3 5TN
Asking Price £599,950



GENERAL INFORMATION

We are delighted to offer for sale this Victorian mid terrace three storey property located on the sea front in the village of Mumbles with uninterrupted views over Swansea Bay from the front. The property is in excellent condition and retains many period features. The accommodation comprises five/six bedrooms all benefiting from ensuite facilities, three/four reception rooms, kitchen/breakfast room and a utility area, the accommodation is extremely spacious and versatile. The rooms are finished with a blend of contemporary and period detail. Externally is an enclosed garden along with parking for several vehicles. The area boasts numerous amenities including a bustling shopping scene with boutiques, salons and cafe/bars throughout, as well as award winning beaches, parks, a Norman Castle as well as being nestled on the outskirts of the beautiful Gower peninsula. This delightful property is currently being used as a guest house and change of usage to residential will be obtained by the seller upon agreeing a sale. Viewing is highly recommended to appreciate the location and the accommodation on offer. EPC = B.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

Stairs to first floor, doors to:-

LOUNGE

18'10" x 17'6" (5.75 x 5.33)

KITCHEN

UTILITY

6'3" x 6'3" (1.91 x 1.91)

BREAKFAST ROOM

28'11" x 13'5" (8.81 x 4.08)

BEDROOM (inc. En suite)

22'8" x 12'9" (6.92 x 3.88)

FIRST FLOOR



GROUND FLOOR

ENTRANCE HALLWAY

Stairs to first floor, doors to:-

LOUNGE

18'10" x 17'6" (5.75 x 5.33)

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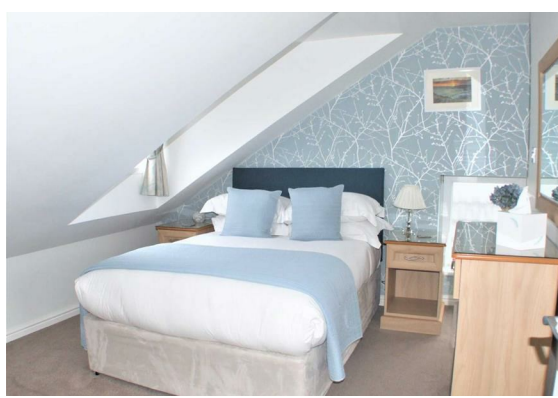
BREAKFAST ROOM

28'11" x 13'5" (8.81 x 4.08)

BEDROOM (inc. En suite)

22'8" x 12'9" (6.92 x 3.88)

FIRST FLOOR



LANDING

Doors off to:-

BEDROOM (inc. En suite)
12'3" x 16'2" (3.74 x 4.93)

STUDY/OFFICE
13'4" x 8'6" (4.07 x 2.60)

BEDROOM (inc. En suite)
13'3" x 13'3" (4.04 x 4.05)

BEDROOM (inc. En suite)
30'3" x 10'9" (9.22 x 3.28)

BEDROOM (in. En suite)
17'5" x 11'9" (5.30 x 3.59)

SECOND FLOOR

BEDROOM (inc. En suite)
23'2" x 17'0" (7.06 x 5.17)

EXTERNALLY

The property offers a well presented enclosed landscaped garden area and driveway parking for several cars which is laid with block paving and accessed directly off Norton Road via a set of gates to the rear.

Tenure

Freehold

