



282 Mumbles Road
West Cross, Swansea, SA3 5AB
Offers Over £550,000



3



2



1



B

SMITHS

282 Mumbles Road

West Cross, Swansea, SA3 5AB

INCREDIBLE THREE BEDROOM HOME, arranged over three floors, designed for low maintenance, modern living. The ground floor features an open plan living/dining space leading to a modern kitchen installed with Neff appliances & Earthstone worktops. Velux roof lights and patio doors opening to the garden increase natural lighting & enhance the sense of space. Throughout the home, stunning oak woodwork is showcased in the staircase and balustrades, adding character & elegance. A separate utility room and WC add practical convenience. On the first floor, there are two versatile bedrooms and a family bathroom, while the second floor is dedicated to the principal suite, complete with a work-from-home office area, walk-in wardrobe and an en-suite shower room. A stylish design and energy-efficient features which support a comfortable, efficient lifestyle.

Positioned just moments from the promenade, the property enjoys uninterrupted SEA VIEWS across Swansea Bay towards Mumbles Pier. And with miles of scenic promenade which wraps around the bay, all the way from the Marina to Mumbles, you'll be delighted with the ease at which a healthy lifestyle can be pursued with safe cycling, running & walking so close to home. Amenities in Mumbles & West Cross are abundant and transport links reliable. Ideal for buyers seeking a balanced lifestyle with easy access to coastal beauty and vibrant community facilities. To the rear, a neat, private, low-maintenance garden provides a tranquil outdoor space, complemented by two allocated parking spaces, a rare benefit in this sought-after location. NO CHAIN! Call to view this stunning home now!

Living Room

21'7" x 16'0" (6.59 x 4.90)

Dining Area

9'4" x 8'9" (2.85 x 2.67)





Utility Room
6'1" x 4'0" (1.87 x 1.22)



WC
6'0" x 3'9" (1.85 x 1.16)

Kitchen
16'0" x 10'2" (4.88 x 3.12)

Bedroom One
23'1" x 16'0" (7.04 x 4.89)

En-Suite Bathroom
10'1" x 6'4" (3.08 x 1.95)

Landing
10'10" x 3'7" (3.32 x 1.11)

Bedroom Two
16'1" x 9'9" (4.91 x 2.98)

Bathroom
7'8" x 7'6" (2.35 x 2.29)

Bedroom Three
16'0" x 8'3" (4.90 x 2.54)

External & Location



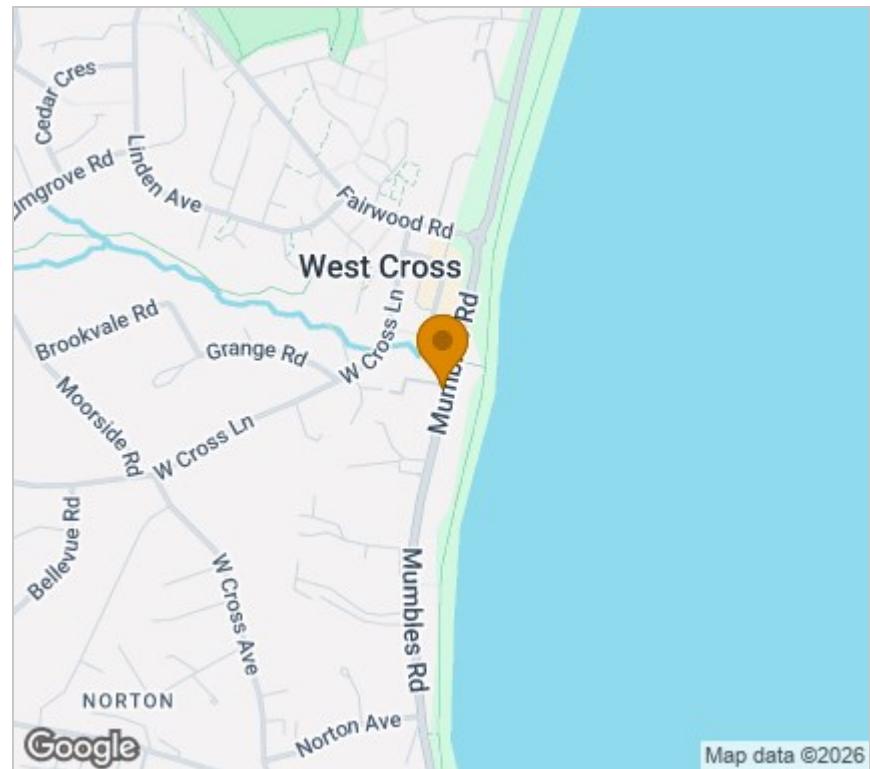
Floor Plan



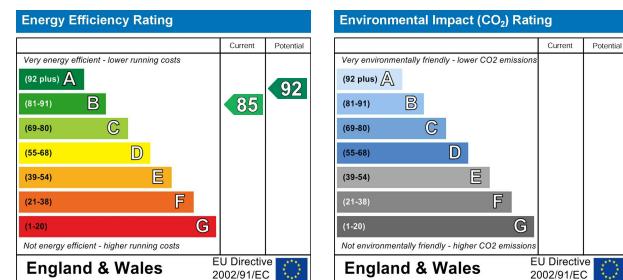
Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Unit 4, 270 Cockett Road, Swansea, SA2 0FN
T: 01792 465822 E: info@smithslettings.com W: www.smithshomes.com