



12 Clifton Terrace
Mumbles, Swansea, SA3 4EJ
Offers Over £300,000



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This charming TWO BEDROOM COTTAGE in the picturesque coastal village of MUMBLES offers a blend of vintage character and modern comfort. The ground floor features two open-plan reception rooms with a striking stone feature wall & a log burner set in a stone hearth, creating a warm and inviting space and the powder blue staircase provides a playful splash of colour. A fitted kitchen, utility room, and bathroom are located to the rear of the home and patio doors also open out onto the courtyard, a private space which would make a fantastic kitchen garden or bistro dining area. The first floor comprises a landing space (with loft hatch for extra storage), WC and two bedrooms. Both featuring fresh neutral decor & carpeting and the main bedroom also benefitting from built-in wardrobes and sea views.

The property features full pvcu double glazing, gas central heating and an enviable coastal location, walkable to the beach and close to Mumbles' vibrant Newton Road & Oyster Wharf, with their array of independent shops, cafes, bars & restaurants. A versatile property ideal for families or anyone seeking a tranquil home by the sea with convenient access to the area's natural beauty and lifestyle and Swansea city center, just 6 miles away. NO CHAIN. Call to view now!

Living Room

12'7" x 12'2" (3.84 x 3.73)

Bursting with character, this front aspect living space features a striking stone wall & hearth with a log burner, PVCu sash windows to the front aspect, radiator and parquet flooring in a warm honey tone.





Dining Room

12'7" x 7'9" (3.84 x 2.37)

Dining space, open to the living room. Comprising feature stone wall, hatch to the kitchen, radiator and gorgeous parquet flooring.

Kitchen

11'10" x 6'6" (3.62 x 2.00)

Featuring an overhead skylight which allows for plenty of natural light to the rear of the house. Equipped with a range of wall & base units, worktops, stainless steel sink and space for appliances. Door to the utility room and pvcu patio doors to the courtyard.

Utility Room

5'11" x 5'5" (1.82 x 1.66)

Featuring mosaic style flooring, fitted units, wall mounted boiler and space for a washing machine. Door to the bathroom.

Bathroom

6'0" x 5'4" (1.85 x 1.65)

Fully tiled bathroom, comprising pvcu windows, radiator, shower over bath, sink and WC.

Landing

5'6" x 3'7" (1.70 x 1.11)

Landing space with fitted carpet, loft hatch and doors to the bedrooms & WC.



WC

5'2" x 4'9" (1.60 x 1.45)

Spacious WC featuring mosaic style vinyl flooring, radiator, sink and WC.

Bedroom One

10'0" x 9'6" (3.06 x 2.91)

Front aspect double bedroom featuring carpet, radiator, PVCu sash windows and built-in wardrobes - Partial sea views across Swansea Bay.

Bedroom Two

11'3" x 7'6" (3.43 x 2.30)

Second bedroom featuring fitted carpet, radiator and PVCu windows to the rear aspect.

External and Location

This coastal gem is set back from the lane, in an elevated position, with off-road parking and a front terrace. The rear comprises a courtyard and an area of gated storage.

Situated in a prime Mumbles location, tucked away second line from Mumbles Road with the nature reserve as a backdrop. Just a short walk to the seafront promenade, The George, a highly regarded restaurant and popular bar, Verdis and the Pier beyond. Whilst in the other direction, you'll find the ever popular Oyster Wharf development and vibrant Newton Road further on. All with a colourful array of shops, restaurants, bars and services. The location offers miles & miles of sand and promenade to explore & those who enjoy the great outdoors will love the ease of which a healthy lifestyle can be pursued. On a daily basis the promenade is awash with joggers, cyclists, walkers and the bay is an ideal spot for paddelboarding in summer or winter. Convenient also for Swansea city center and for exploring the rugged Gower coastline.



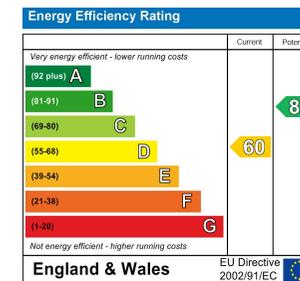
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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.

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