

## 624 Mumbles Road, Swansea, SA3 4EA Offers In The Region Of £180,000

BEAUTIFULLY REFURBISHED GROUND FLOOR ONE BEDROOM APARTMENT in MUMBLES, just off the SEAFRONT PROMENADE on MUMBLES ROAD. The property has been FULLY RENOVATED and features MODERN NEUTRAL DECOR, with a BRIGHT & CLEAN AESTHETIC.

Comprising of a neat communal entrance (with one other apartment), HALLWAY, DOUBLE BEDROOM (with large walk-in cupboard), OPEN PLAN LIVING AREA/KITCHEN and a STUNNING MARBLE EFFECT BATHROOM. With full PVCu double glazing, gas central heating and NEW FIXTURES & FLOORING throughout.

The location is SUBLIME, with MILES & MILES of SEAFRONT PROMENADE and further afield Mumbles is surrounded by AWARD WINNING LOCAL BEACHES and situated on the doorstep of GOWER. A lovely property in an inspiring location, the relaxed daily pace here blends seamlessly with the VIBRANT CAFE CULTURE & NIGHTLIFE. The property is MOVE-IN READY and would also make a FANTASTIC HOLIDAY LET or LOCK UP AND GO SEAFRONT BOLTHOLE. Call to view now!

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### Hallway

9'9" x 2'10" (2.98 x 0.87)



Internal hallway featuring vinyl flooring, fresh decor and doors to the bedroom and living area.

### Bedroom

11'3" x 9'10" (3.43 x 3.01)



Immaculate double bedroom with contemporary radiator, new fitted carpet, fresh decor, PVCu windows (bespoke blinds) to the rear courtyard aspect and large walk-in closet.

### Open Plan Living Area/Kitchen

17'8" x 8'2" (5.41 x 2.50)



Light and bright living space featuring tiled flooring, radiator, tv point, PVCu windows & custom blinds and PVCu external door to the courtyard. The kitchen comprises a range of white gloss handle-less units, composite sink, integral fridge and ceramic hob.

### Bathroom

7'0" x 4'8" (2.15 x 1.43)



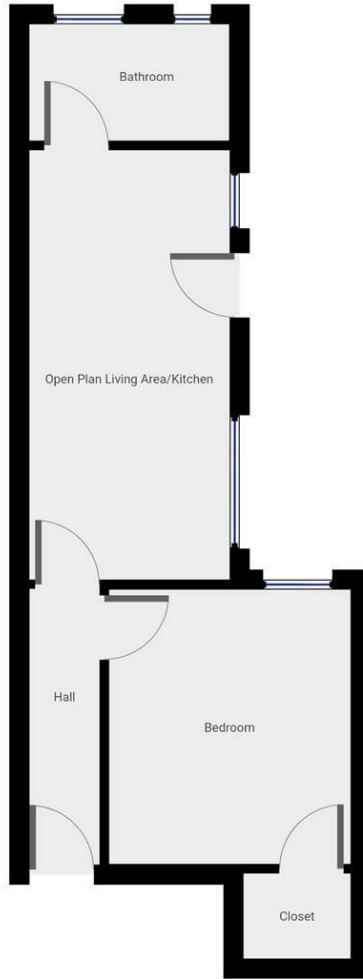
Fully tiled marble effect contemporary bathroom with dual PVCu windows, heated towel rail, double walk in shower, sink unit & WC.

### External/Location

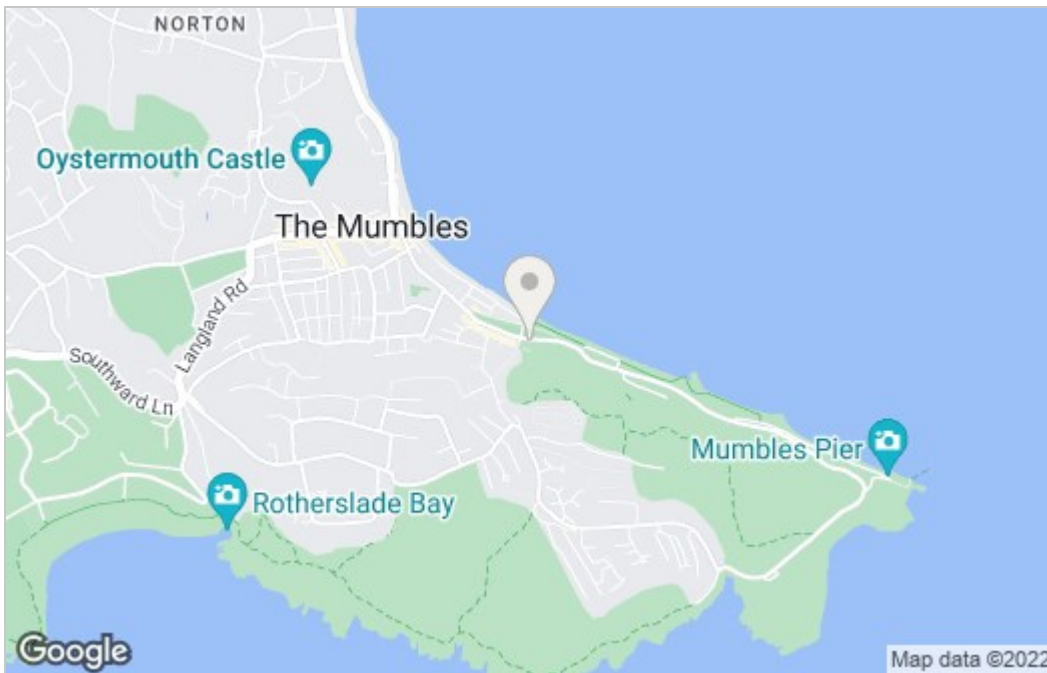


The property features a rear courtyard garden with doorway from the main living area and rear gated access. The location is incredible, just off the seafront promenade on Mumbles Road, opposite Southend Gardens. A perfection location for enjoying the relaxed seafront ambience and also the vibrant cafe culture/nightlife of Mumbles.

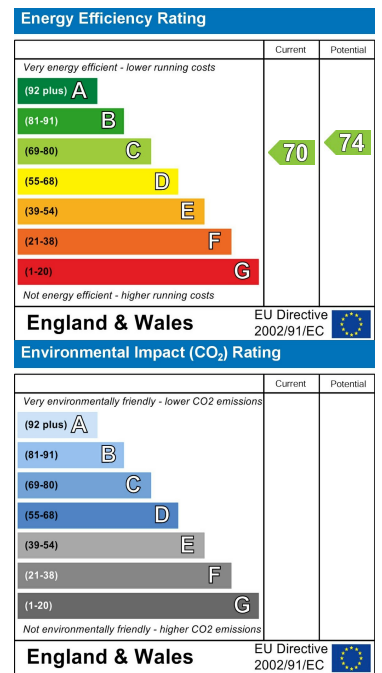
# Floor Plan



# 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.

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