

Flat A 144 Overland
Road, Mumbles,
Swansea, SA3 4EU

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 **ASTLEYS**
SALES AND LETTINGS



Flat A 144 Overland Road, Mumbles, Swansea, SA3 4EU

Offers Over
£325,000

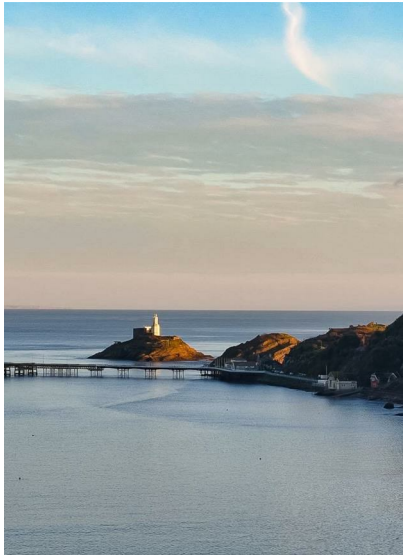


Occupying a particularly enviable position within this coastal building, this elegantly renovated apartment is offered for sale with no onward chain and delivers a rare blend of space, outlook and quiet sophistication. Extending to 949 square feet, the accommodation has been carefully updated to a high standard, creating a home that feels both generous and thoughtfully composed.

The living room is the natural centrepiece, where breathtaking sea views unfold across Swansea Bay and Oystermouth Castle stands as a striking and ever present landmark. Large windows draw in changing light throughout the day, giving the space a calm yet uplifting atmosphere. The kitchen sits separately, finished with a contemporary eye and designed for practical daily use without compromising on style. Two well proportioned bedrooms provide comfortable and flexible accommodation, complemented by a dressing room that adds a sense of refinement to the principal suite alongside its en suite facilities. A modern shower room completes the layout, continuing the cohesive and considered finish seen throughout the apartment.

Beyond the apartment, the lifestyle on offer is unmistakably Mumbles. The seafront lies close by, inviting morning walks along the promenade or evenings spent by the water as the sun lowers across the bay. Oystermouth Castle and its surrounding green spaces offer both history and open air respite, while the village itself is renowned for its independent cafés, restaurants and boutiques. Well regarded schools are nearby, and regular bus services provide straightforward access into Swansea city centre, making the location as practical as it is picturesque.

With its elevated views, generous proportions and high quality renovation, this apartment will appeal to professionals, downsizers or those seeking a refined coastal home that balances everyday comfort with the enduring appeal of life by the sea.



Entrance

Via PVC door into the hall. Hall with door to the inner hall.

Hall

With door to the inner hall.

Inner Hall

Door to the lounge. Radiator.

Lounge

12'10" x 17'4"

With a double glazed bay window to the front offering breathtaking sea views of Swansea Bay and beyond. Views of Oystermouth Castle. Radiator. Spotlights. Opening to the kitchen.

Kitchen

13'0" x 18'9"

Beautifully appointed with an opening to the inner hall. Radiator. Spotlights. Door to bedroom two. The kitchen itself has a range of base and wall units. Running work surface incorporating a one and a half bowl sink and drainer unit with mixer tap over. Integral fridge. Integral freezer. Integral washing machine. Integral dishwasher. Central breakfast island housing a four ring Bosch induction hob with Bosch oven and grill under. Extractor hood over.

Bedroom Two

9'9" x 8'3"

You have a double glazed sliding door to the side. Radiator. Spotlights.

Inner Hall

Door to shower room. Door to dressing room. Radiator. Spotlights.

Shower Room

10'5" x 2'10"

You have a well appointed suite comprising; WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Corner shower cubicle.



Dressing Room

11'4" x 11'0"

You have an opening to bedroom one. Door to en suite. Spotlights. Radiator.

Bedroom One

9'7" x 8'2"

You have a double glazed window to the side. Radiator. Spotlights.

En-Suite

9'5" x 5'8"

Beautifully appointed with a bathtub. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights. Extractor fan.

External

The apartment benefits from having access to the communal gardens to the front and rear of the apartment block. Private parking (with electric car charging point).

Services

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, Three, Vodafone & O2.

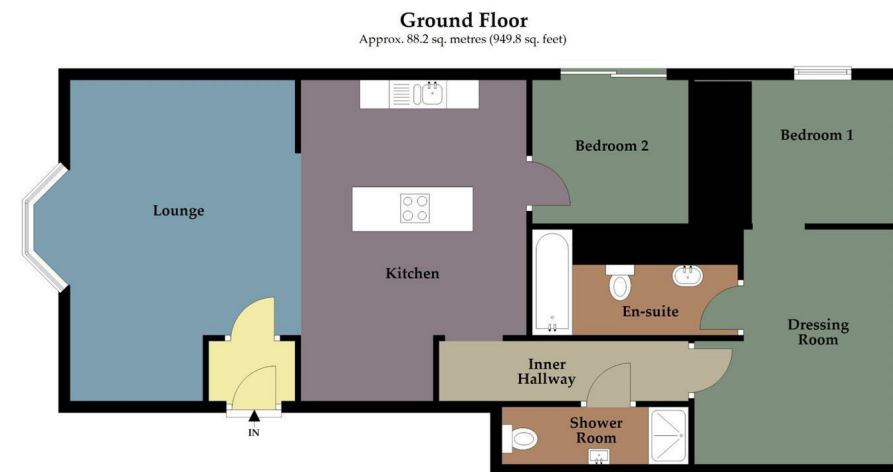
Council Tax Band


TBC

Tenure

Share of Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Total area: approx. 88.2 sq. metres (949.8 sq. feet)

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Plan produced using PlanUp.