

15 Coltshill Drive,
Swansea, City And
County of Swansea,
SA3 4SN



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Offers Over
£730,000



From its elevated position, this elegant home enjoys a truly captivating outlook across Swansea Bay, Mumbles and the ancient silhouette of Oystermouth Castle. The aspect is ever changing with the light and tide, creating a remarkable sense of connection to the sea and the landscape beyond.

Inside, the property has been designed for comfortable family living with generous, flowing spaces and plenty of natural light. The welcoming porch opens into a spacious lounge and dining room, a lovely setting for relaxed gatherings and quiet evenings alike. A separate sitting room offers an additional place to unwind, while the kitchen provides access to the raised deck outside, ideal for open air dining or morning coffee overlooking the bay. The ground floor also includes a modern shower room and two well proportioned bedrooms, offering flexibility for guests, work or hobbies.

Upstairs, both bedrooms enjoy en-suite bathrooms, with the second bedroom also benefitting from a useful store room. These upper rooms take full advantage of the beautiful views, creating restful spaces that feel private and calm.

Outside, the property is approached by a private driveway providing ample parking and a garage. To the front, a gravelled area and garden pond set a tranquil tone, with steps rising to the elevated deck. The rear garden is thoughtfully arranged with further decking for entertaining, a neat lawn, and established planting that provides seasonal colour and texture. A greenhouse and garden shed add practicality for those who enjoy time outdoors.

The setting places you within easy reach of the charm of Mumbles village, its boutiques, cafés and seafront promenade. Oystermouth Castle and nearby coastal paths invite leisurely walks with panoramic views, while the beaches of Langland and Caswell are just a short drive away. Well regarded schools, local parks and convenient transport links to Swansea make this an appealing location for modern family life.



Entrance

Via a double glazed PVC door with double glazed side panels into the porch.

Porch

Frosted double glazed window to the side. Tiled floor. Double glazed hardwood door into the open plan lounge/dining room.

Sitting Room

12'1" x 13'11"

You have a double glazed sliding door leading out to the rear garden. Radiator. Spotlights and a feature wood burner.

Lounge/Dining Room

23'1" x 23'2"

With a door to the sitting room. Stairs to the first floor. Opening to the kitchen. Doors to bedrooms three and four. Door to the shower room. Door to storage cupboard. Set of double glazed French doors to the front and a double glazed bay which offers sea glimpses and a pleasant outlook over the front garden. Three radiators.

Kitchen

21'5" x 9'6"

With a double glazed PVC door to the rear garden. Set of double glazed windows to the rear garden. Double glazed window to the side. Door to the pantry. Double glazed sliding door to the front leading out onto the raised decked seating area with room for tables and chairs. This room again boasts sea glimpses of Swansea Bay and beyond. A well appointed kitchen fitted with a range of base and wall units. You have running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Five ring gas hob with extractor hood over. Space for dishwasher. Integral oven and grill. Tile floor. Spotlights. Radiator.

Pantry

7'0" x 3'9"

Space for fridge/freezer.

Shower Room

9'6" x 6'11"

You have a frosted double glazed window to the side. Suite comprising; large walk-in shower. WC. Wash hand basin. Plumbing for washing machine. Space for tumble dryer. Radiator. Spotlights.

Bedroom Three

8'10" x 14'6"

You have a set of double glazed windows to the rear. Radiator. Spotlights.

Bedroom Four

8'5" x 10'0"

Currently being used as a study. With a set of double glazed windows to the rear and to the side. Radiator.

First Floor

Landing

You have a set of Velux roof windows to the side. Doors to bedrooms one and two.



Bedroom One

17'7" x 11'11"

You have a Velux roof window to the side. Door to the en suite. Door to built-in wardrobe. Radiator. Set of double glazed windows to the front offering a breathtaking view over Mumbles, sea glimpses of Swansea Bay and views of Oystermouth Castle.

En-Suite

8'2" x 6'1"

You have a set of double glazed windows to the front offering sea views of Swansea Bay and beyond and views of Oystermouth Castle. Well-appointed suite comprising; freestanding bathtub. WC. Wash hand basin. Radiator. Spotlights.

Bedroom Two

14'8" x 11'9"

You have a set of double glazed windows to the rear. Radiator. Door to en suite. Door to built-in storage cupboard. Door to storeroom.

En-Suite

6'11" x 6'9"

You have a set of double glazed windows to the rear. Suite comprising; a large corner shower cubicle. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls. Spotlights.

Store Room

11'10" x 9'5"

With a frosted double glazed window to the rear.

External**Front**

Private driveway parking for several vehicles leading to the garage. Low maintenance graveled area, which in turn leads to a garden pond. Steps leading up to a raised deck seating area (accessed via a sliding door from kitchen) Side access to the rear.

Garage

25'5" x 10'2"

With an 'up and over' door. Double glazed window to the rear. Power and light.

Rear

Decked seating area with ample room for tables and chairs, which in turn leads to a lawned garden. Rear garden is home to a variety of flowers, trees and shrubs. Garden shed. Greenhouse. Side access.

Services

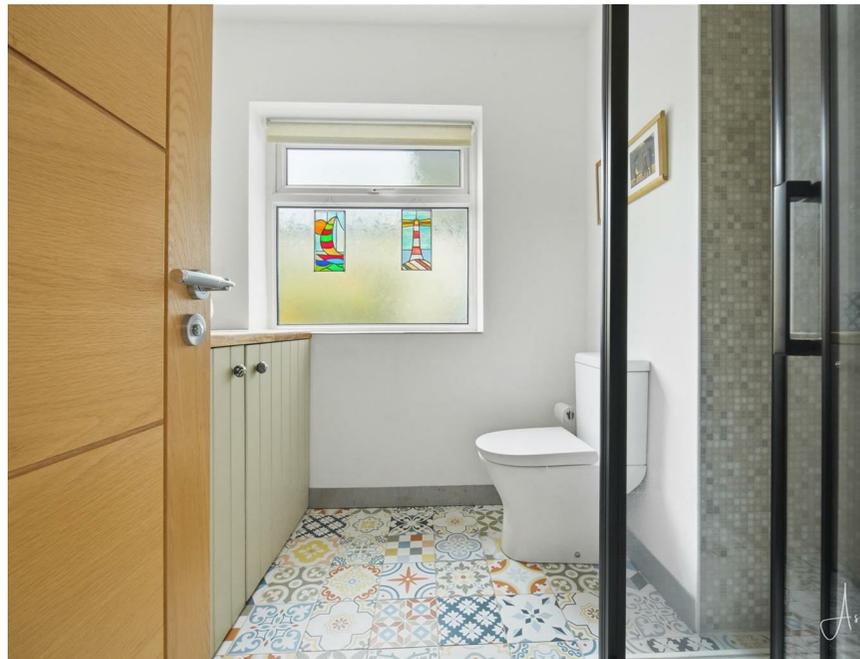
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - full fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone.

Council Tax Band

Council Tax Band - G

Tenure

Freehold.





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



Total area: approx. 188.5 sq. metres (2029.1 sq. feet)

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Plan produced using PlanUp.