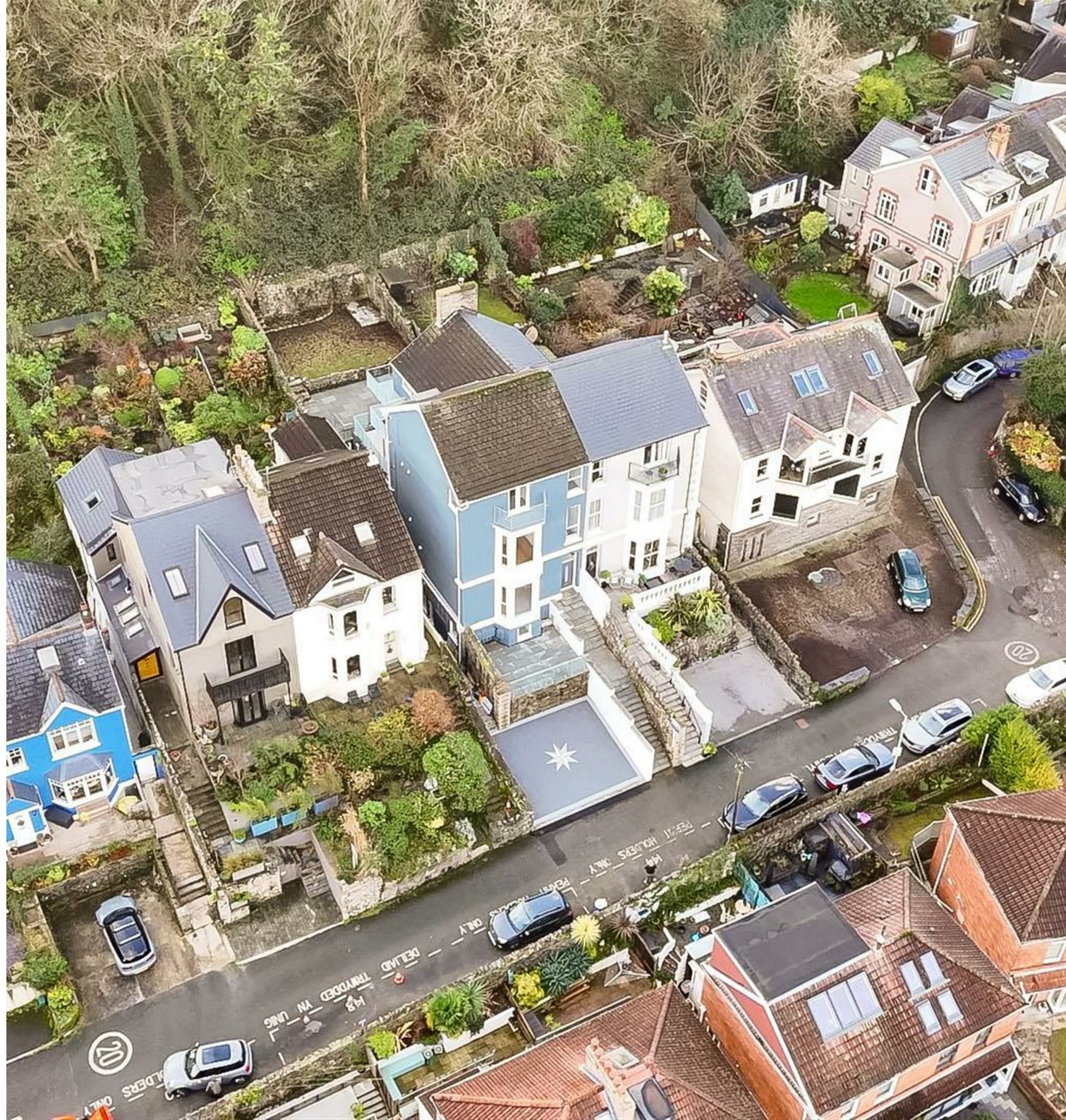


Flat D 144 Overland  
Road, Mumbles,  
Swansea, SA3 4EU



# Flat D 144 Overland Road, Mumbles, Swansea, SA3 4EU

£300,000



Set within one of Mumbles' most desirable coastal settings, this beautifully renovated apartment is offered for sale with no onward chain and presents a refined, turn key opportunity for immediate enjoyment. Finished to a consistently high standard throughout, the interior has been thoughtfully reimagined to maximise both space and light across its 511 square feet, creating a calm and contemporary home with subtle coastal character.

The heart of the apartment is the open kitchen and living area, where clean lines and quality finishes are complemented by gentle sea glimpses that draw the eye outward and give a constant sense of connection to the surrounding coastline. The kitchen sits comfortably within the space, designed for everyday living as well as relaxed entertaining. A separate utility area adds practical convenience without intruding on the main living environment. The bedroom offers a quiet retreat, while the bathroom has been finished with a modern, understated palette that reflects the overall quality of the renovation. A welcoming hallway ties the accommodation together and reinforces the feeling of considered design.

The setting is a key part of the appeal. From here, the shoreline is within easy reach, offering daily walks along the promenade and access to the beaches and coastal paths that define life in Mumbles. The village itself is renowned for its independent cafés, restaurants and boutiques, all close enough to enjoy on foot. Oystermouth Castle and the surrounding green spaces provide a striking backdrop, while nearby parks and cliff top walks offer a balance of sea air and open landscape. Swansea city centre is readily accessible by road and regular bus services, making the location equally practical for commuters.

With private parking and a level of finish rarely found at this scale, this apartment is ideally suited to professionals, downsizers or those seeking a low maintenance coastal base.



#### Entrance

Via a frosted double-glazed PVC door into the hallway.

#### Hallway

Door to airing cupboard. Door to bedroom. Door to kitchen/living room. Door to bathroom. Door to utility. Tiled floor. Radiator. Spotlights.

#### Kitchen/Living Room

12'5" x 20'2"

You have a double-glazed window to the side. Double-glazed window to the front offering partial sea views. Tile floor. Radiator. Spotlights. Beautifully appointed kitchen, fitted with a range of base and wall units. Running work surface incorporating a sink and drainer unit. Central breakfast island housing a four-ring induction hob with extractor hood over. Integral oven and grill under. Integral fridge. Integral freezer. Integral dishwasher.

#### Utility Area

3'5" x 3'11"

You have an integral washing machine. Radiator. Tiled floor. Spotlights.

#### Bedroom

9'2" x 12'4"

With a double-glazed window to the side. Radiator. Spotlights. Doors to built-in wardrobe.

#### Bathroom

7'11" x 8'1"

Beautifully appointed bathroom suite with tile floor. Part-tile walls. Suite comprising; bathtub with shower over. WC. Wash hand basin. Chrome heated towel rail. Spotlights.

#### External

The apartment benefits from having access to the communal gardens to the front and rear of the apartment block.

#### Services

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

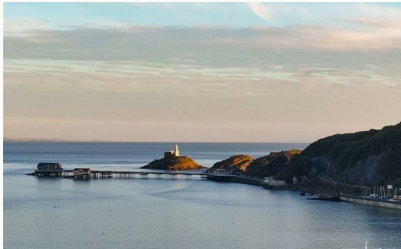
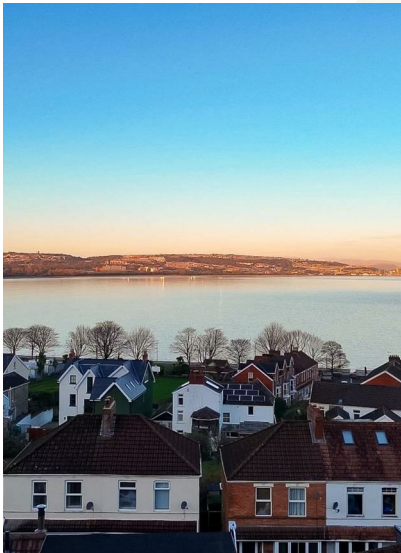
#### Council Tax Band

TBC

#### Tenure



Share of freehold.





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

## Ground Floor

Approx. 47.5 sq. metres (511.2 sq. feet)



Total area: approx. 47.5 sq. metres (511.2 sq. feet)

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Plan produced using PlanUp.