

100 Mumbles Road,  
Blackpill, Swansea,  
SA3 5AS





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£395,000



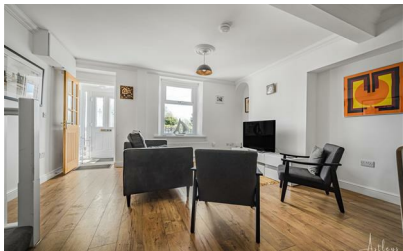
Along the gentle curve of Swansea Bay, where the sweep of coastline meets a well rooted community, Blackpill offers a setting that feels both connected and quietly restorative. The promenade invites early morning walks and evening sunsets, while nearby cafés and local shops lend an easy rhythm to daily life. Clyne Gardens and the wooded valley beyond provide a change of pace, and well regarded schools sit within comfortable reach. With straightforward access into Swansea city and onward links along the Gower Peninsula, the location balances coastal calm with practical convenience.

Set back from the seafront, this terraced home enjoys a direct relationship with the water, its principal rooms looking out towards Mumbles Bay and the distant outline of the lighthouse. The interior unfolds with a sense of clarity and purpose. A porch leads into a generous lounge and dining room, where natural light draws the eye forward. The kitchen sits to the rear, arranged for everyday ease, with a separate shower and utility room providing additional functionality.

Upstairs, three well proportioned bedrooms are arranged around a family bathroom, each offering a comfortable retreat. The upper level reveals an attic room, a flexible space suited to work, hobbies or occasional accommodation, adding a further dimension to the home.

Outside, the rear garden has been designed for low maintenance enjoyment. A patio provides space for seating and outdoor dining, stepping down to an AstroTurf area that remains usable throughout the seasons. The garden is enclosed for privacy, with a gate giving access to the rear lane.

Offered with no onward chain, this is a home that combines coastal outlooks with practical living, well suited to those seeking a settled base by the sea.



#### Entrance

Via a frosted and glazed PVC door into the porch.

#### Porch

Glazed hardwood door into the lounge/dining room. Tiled floor.

#### Lounge/Dining Room

20'11" x 14'0"

With a set of stairs to the first floor. Double glazed window to the front offering sea views. Two radiators. Door to the kitchen.

#### Kitchen

18'7" x 8'11"

Set of double glazed windows to the rear. Set of double glazed French doors to the rear. Door to the shower room. Radiator. Tiled floor. Spotlights. A beautifully appointed kitchen fitted with a range of base and wall units. Running work surface incorporating a double ceramic Belfast sink with mixer tap over. Space for cooker with extractor hood over. Integral fridge. Integral freezer. Plumbing for washing machine. Spotlights.

#### Shower Room

9'11" x 5'4"

Frosted double glazed window to the rear. Running work surface with plumbing for washing machine. Space for tumble dryer. WC. Wash hand basin. Corner shower cubicle. Spotlights. Tiled floor.

#### First Floor

##### Landing

With stairs leading up to the attic room. Door to understairs storage. Doors to bedrooms. Door to bathroom. Frosted double glazed window to the side. Radiator.

##### Bathroom

7'10" x 5'9"

With a frosted double glazed window to the side. Suite comprising bath with shower over. WC. Wash hand basin. Tiled floor. Extractor fan.

##### Bedroom One

10'0" x 14'10"

Set of double glazed windows to the front offering sea views of Mumbles Bay, views of Mumbles Lighthouse & Mumbles Pier. Radiator.

##### Bedroom Two

10'7" x 8'11"

Set of double glazed windows to the rear. Radiator. Doors to built-in wardrobes.





### Bedroom Three

10'2" x 9'4"

Double glazed window to the rear. Radiator.

### Second Floor

#### Attic Room

14'6" x 10'7"

With doors to eaves storage. Velux roof window to the rear and two Velux roof windows to the front boasting sea views of Mumbles Bay and beyond, views of Mumbles Pier & Mumbles Lighthouse. Radiator.

#### External

#### Another Aspect

#### Aerial Aspect

#### Front

Small courtyard garden offering sea views, Mumbles Bay and beyond.

#### Rear

Patio seating area with amber room for tables and chairs which in turn leads down to a low maintenance AstroTurf area. Garden is bordered by fencing. Gate to rear lane.

#### Services

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

#### High risk

Flooding from rivers

Risk greater than 3.3% chance each year.

More about high risk from rivers

#### Low risk

Flooding from the sea

Risk between 0.1% and 0.5% chance each year.

More about low risk from the sea

#### High risk

Flooding from surface water and small watercourses

Risk greater than 3.3% chance each year.

More about high risk from surface water and small watercourses

#### Council Tax Band

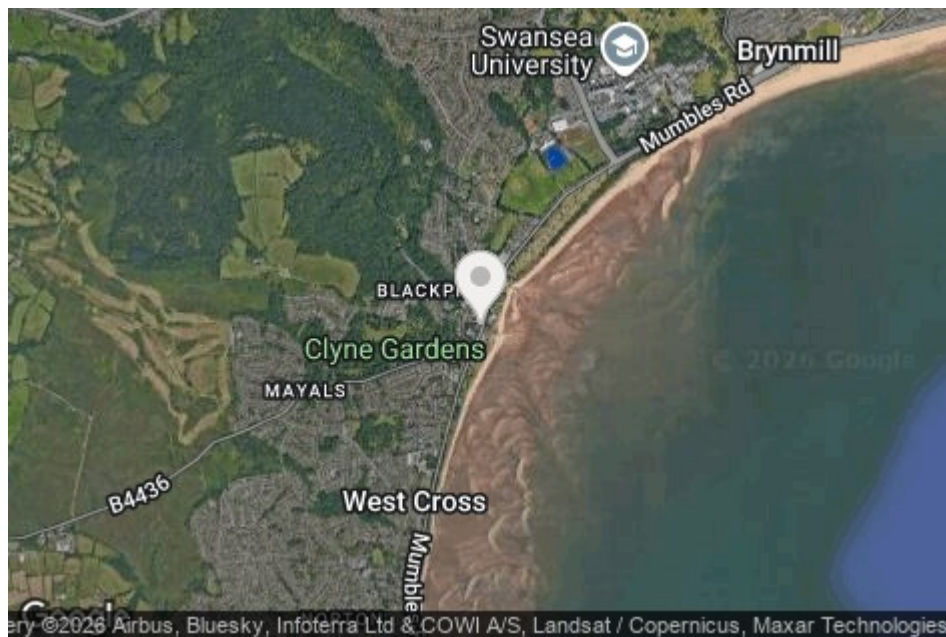
Council Tax Band - D

#### Tenure

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 |                         |           |
|                                             | 71                      | 83        |
| England & Wales                             | EU Directive 2002/91/EC |           |



Total area: approx. 112.6 sq. metres (1212.2 sq. feet)

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Plan produced using PlanUp.