

23 Castle Road,  
Mumbles, Swansea,  
SA3 5TF



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# 23 Castle Road, Mumbles, Swansea, SA3 5TF

£300,000



Set within the heart of Mumbles, this part of the Gower coastline is defined by its easy rhythm of village life and the ever present pull of the sea. Cafés spill onto pavements, independent shops line the promenade, and coastal paths trace the curve of Swansea Bay. Beaches are close at hand for morning swims or evening walks, while green spaces and well regarded schools add to the sense of a settled and connected community. Road and bus links offer straightforward access into Swansea, yet the atmosphere here remains distinctly relaxed and self contained.

The house itself is quietly confident, unfolding over three levels with a natural flow that suits both everyday living and entertaining. A welcoming hall leads into a lounge that opens through to the dining room, creating a sociable and flexible ground floor. The kitchen sits to the rear, practical and well placed, with a separate utility room adding welcome functionality. Upstairs, two bedrooms are arranged alongside the family bathroom, with the principal bedroom enjoying the privacy of an en suite. Above, the attic room offers valuable additional space, easily adapted as a home office, creative studio or occasional retreat.

Outdoor space has been thoughtfully arranged to make the most of the setting. A raised seating area to the front provides a pleasant spot for a morning coffee, while the rear garden is the true highlight. Patio terraces step up to a decked seating area, drawing the eye out across Swansea Bay. The sea views are expansive and ever changing, lending a sense of calm and perspective that defines life here. This is a home well suited to downsizers, professionals or lifestyle movers seeking coastal living with character, comfort and a strong connection to its surroundings.





### Entrance

Via a frosted or glazed PVC door into the hallway.

### Hallway

With stairs to the first floor. Radiator. Door to the lounge.

### Lounge

11'4" x 10'10"

With a double glazed bay window to the front. Feature electric fire. Opening to the dining room.

### Dining Room

14'9" x 10'10"

With a double glazed window to the rear. Radiator. Doors to under stairs storage cupboards. Opening to the kitchen.

### Kitchen

9'3" x 7'1"

A well appointed kitchen fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Four ring induction hob with extractor over. Oven and grill under. Integral dishwasher. Space for fridge freezer.

### Utility Room

8'6" x 5'0"

You have a double glazed PVC door to the rear. Plumbing for washing machine. Space for tumble dryer.

### First Floor

#### Landing

You have a door to the bathroom. Doors to bedrooms one and two. Stairs leading up to the attic room.

#### Bathroom

9'5" x 8'0"

With a double glazed window to the side. Double glazed window to the rear offering breathtaking sea views of Swansea Bay and beyond. Suite comprising; WC. Corner shower cubicle. Radiator. Wash hand basin. Door to storage cupboard.

#### Bedroom One

13'10" x 11'3"

You have a double glazed window to the front. Radiator. Door to en suite.

#### En-Suite

8'1" x 4'5"

Well appointed suite comprising; bathtub. WC. Wash hand basin. Chrome heated towel rail. Spotlights. Extractor fan.







## Bedroom Two

9'2" x 8'8"

You have a double glazed window to the rear offering partial sea views. Radiator.

## Second Floor

### Attic Room

12'5" x 16'3"

You have a Velux roof window to the front and a Velux roof window to the rear offering breathtaking sea views of Swansea Bay and beyond. Door to eaves storage. Radiator.

### External

#### Front

You have a raised seating area with ample room for tables and chairs.

#### Rear

You have a patio seating area with room for tables and chairs which in turn leads to a raised decked seating area. The rear garden offers a fantastic outlook offering sea views of Swansea Bay and beyond.

### Services

Mains Gas

Mains Electric

Mains Water

Mains Sewerage

Moderate Phone Signal available with O2, EE, Three and Vodafone

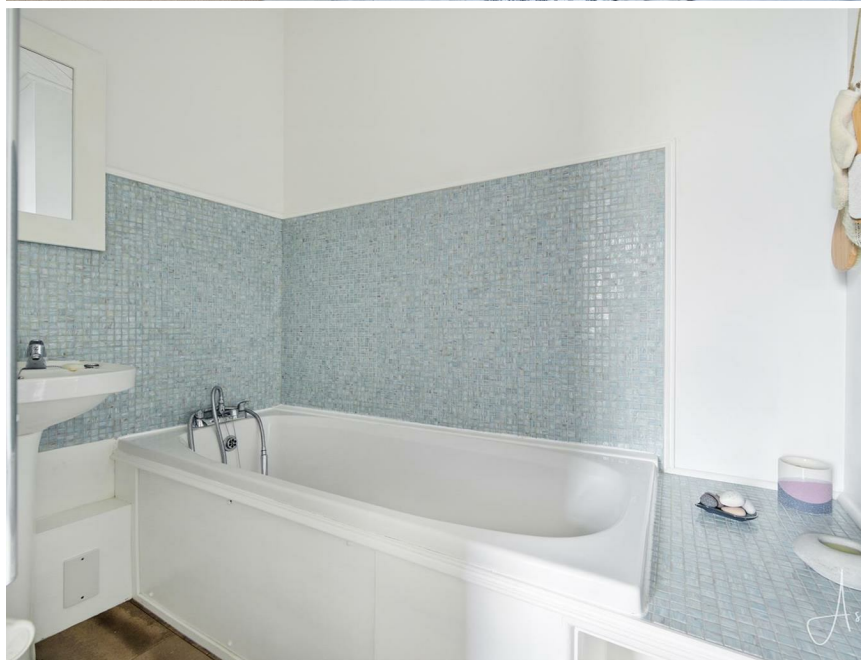
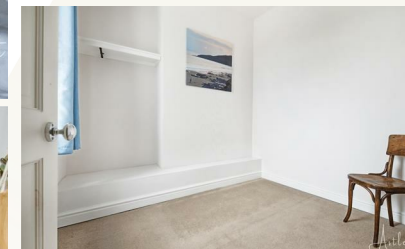
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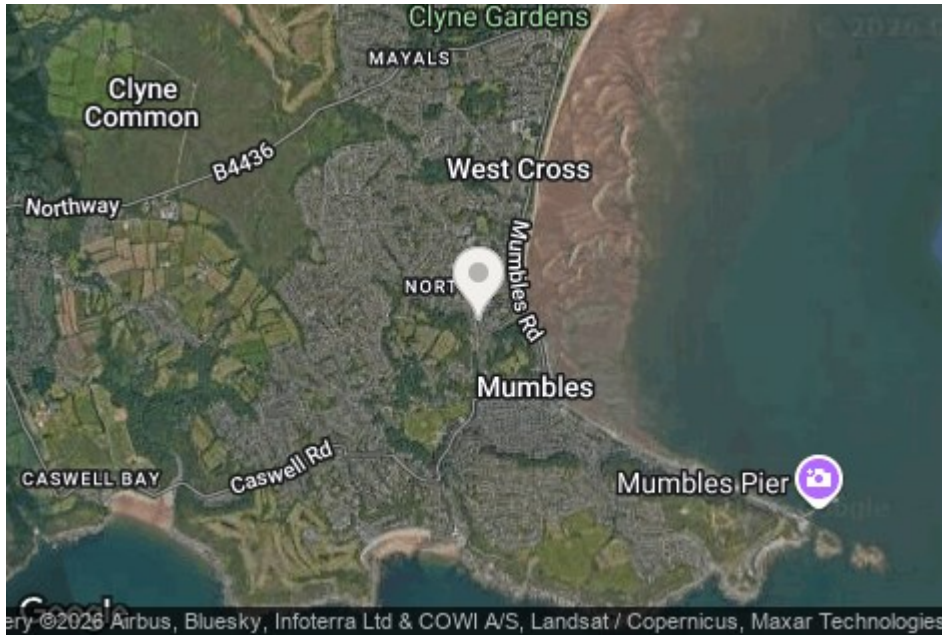
### Council Tax Band

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		
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 108.3 sq. metres (1166.0 sq. feet)

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Plan produced using PlanUp.