

33 Overland Road, Mumbles, Swansea, SA3 4LL

Three Bedrooms plus Loft Room
Two Bathrooms
Spectacular Sea View
Off Street Parking

FREEHOLD

1,612 sqft

OFFERS IN THE REGION OF

£447,500

Four intriguing floors, one iconic Mumbles view and space that can adapt beautifully to changing family life.







An individual Mumbles home with four floors of versatile living space, a pretty rear garden, private parking and memorable views towards the castle and across the bay.

















A characterful period home occupying an elevated position above Mumbles, with spacious and highly flexible accommodation arranged over four floors. Extending to approximately 1,612sqft, the house combines original detail, generous proportions and exceptional views across Oystermouth Castle and Swansea Bay.

The ground floor is centred around two distinctive living spaces. At the front is a comfortable sitting room with stripped timber floorboards, a broad bay window and a traditional fireplace. To the rear, the kitchen and dining room form one impressive open space, extending to almost 23 feet and culminating in a wide picture bay. The view takes in the rooftops of Mumbles, Oystermouth Castle and the sweep of Swansea Bay beyond - a wonderful backdrop to everyday life.

On the first floor are two generous bedrooms and a shower room. The principal bedroom sits at the front of the house, while the rear bedroom opens directly onto a private balcony overlooking the castle and bay. Steep stairs continue to a substantial loft room with a striking glazed bay and the same far-reaching outlook. Although previously used as a bedroom, this room is described as a loft room because the conversion does not have the necessary current Building Regulations certification for formal bedroom use.















Tenure: Freehold

Services: Mains electricity, gas, water and drainage; central heating installed

Council Tax: Band F – approximately £3,095 per annum for 2026/27

EPC Rating: To be confirmed













The lower-ground floor adds another dimension to the house. It comprises a double bedroom, a second shower room, useful storage and a garden room with a fitted kitchenette. French doors open onto a deck and the rear garden, giving this floor a degree of independence. It could work equally well as guest accommodation, a teenager's space, rooms for an older relative, or simply an additional sitting room and living space.

The garden is arranged in attractive, established sections, with planting, seating areas and a deck immediately outside the garden room. Its elevated position allows the view across the bay to remain part of the setting. Steps lead down through the garden to a private off-street parking space at the rear.

Rich in personality and offering a layout quite unlike the conventional Mumbles terrace, this is a spacious and adaptable home with one of the village's most recognisable views. It is freehold and offered for sale with no onward chain.









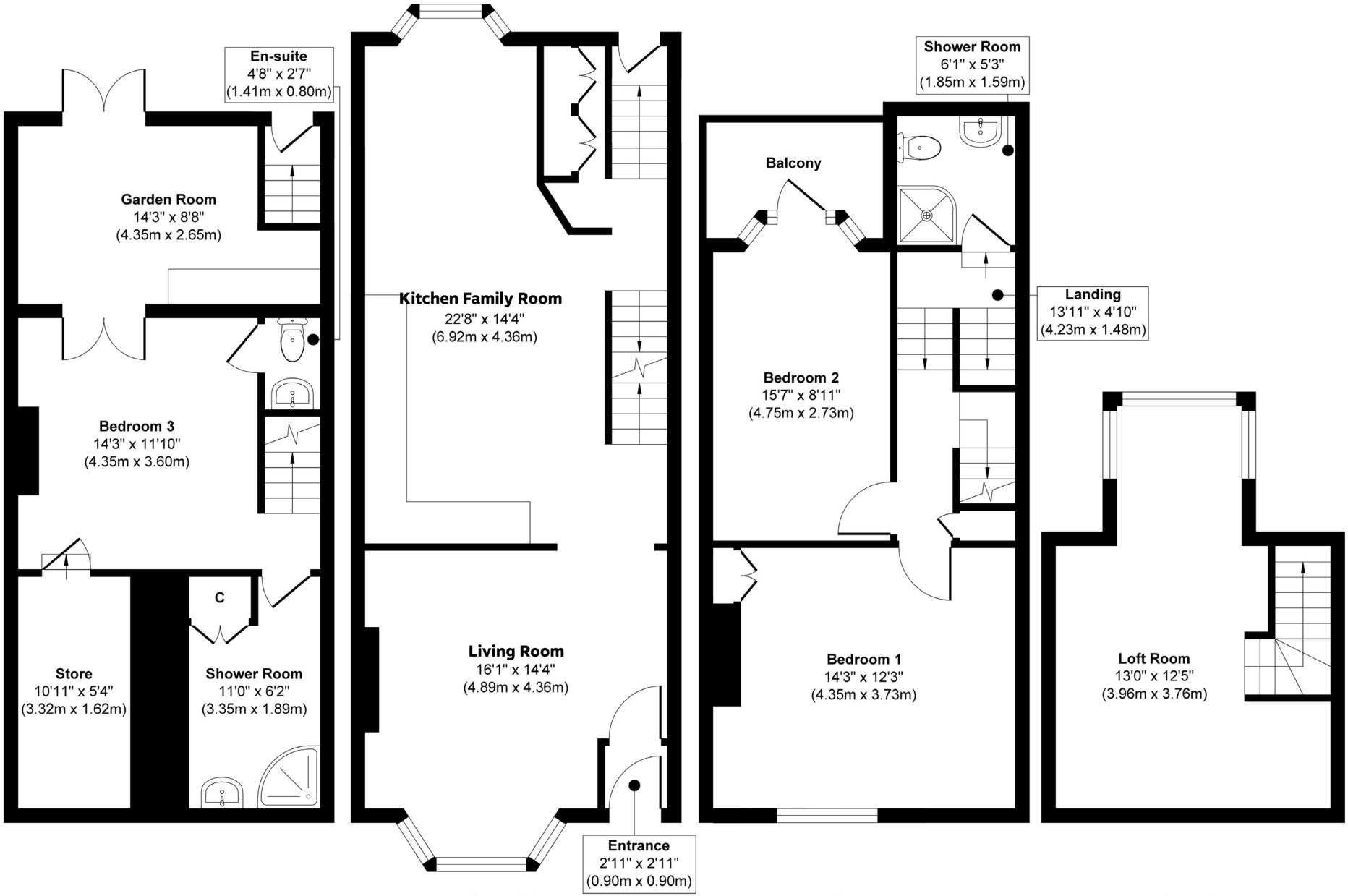









31
35



Basement
Approximate Floor Area
457 sq. ft
(42.50 sq. m)

Ground Floor
Approximate Floor Area
529 sq. ft
(49.20 sq. m)

First Floor
Approximate Floor Area
427 sq. ft
(39.73 sq. m)

Second Floor
Approximate Floor Area
199 sq. ft
(18.49 sq. m)

Approx. Gross Internal Floor Area 1612 sq. ft / 149.92 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Location

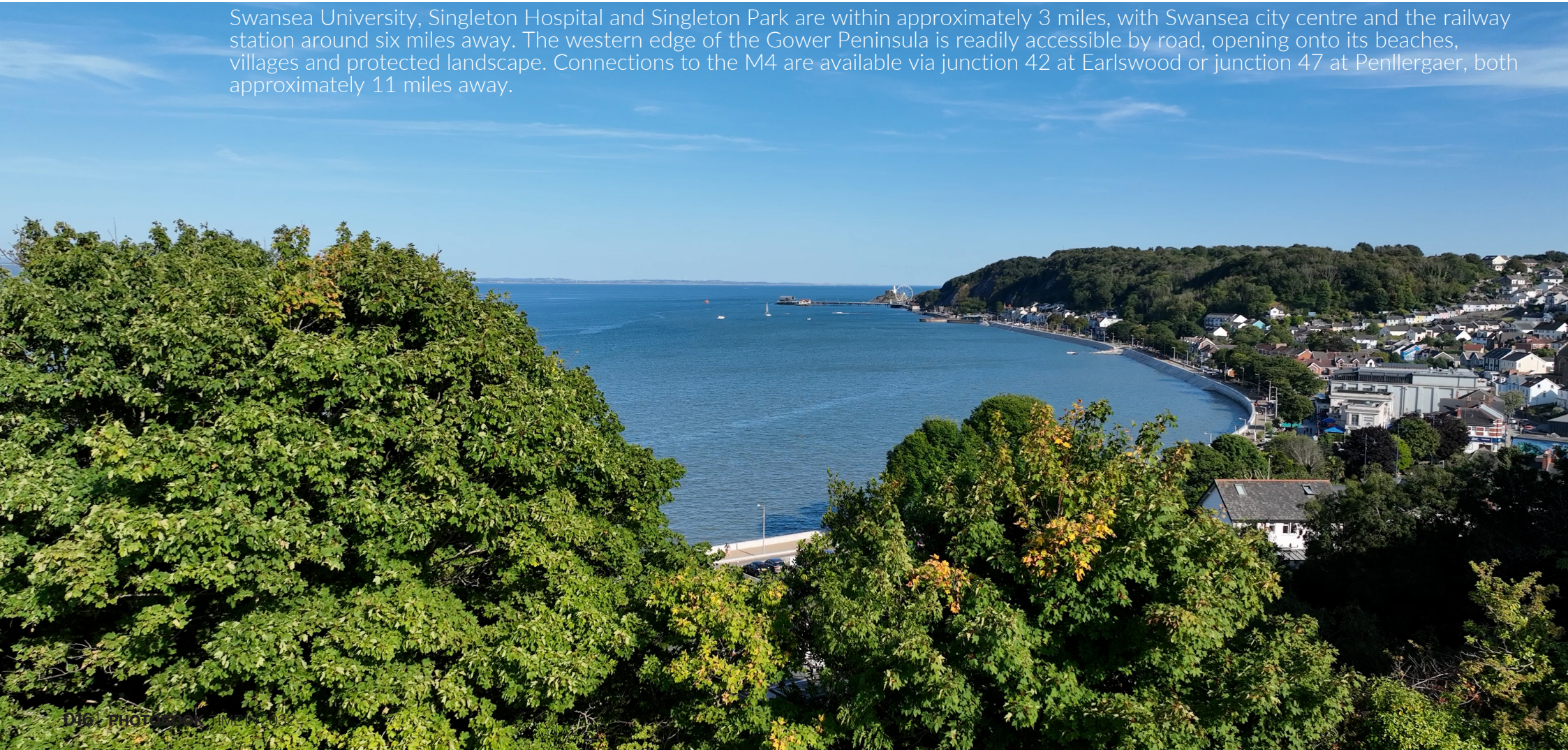
Overland Road rises above the centre of Mumbles, placing the house within easy reach of village life while giving its rear-facing rooms and garden an elevated outlook across Oystermouth Castle and Swansea Bay.

The shops, independent cafés, restaurants and everyday amenities of Mumbles are only a short walk away, as are the seafront promenade and the Wales Coast Path. From here, the promenade follows the curve of the bay towards Swansea in one direc-tion and Mumbles Pier, Bracelet Bay and Limeslade in the other.

Oystermouth Castle is around 500 metres from the house, while Underhill Park, home to sports pitches, tennis courts and community facilities, is approximately 800 metres away. Langland Bay is around 1 mile away and Caswell Bay approximately 2 miles, providing ready access to beaches, coastal walks and year-round surfing. Clyne Golf Club, Langland Bay Golf Club, Mumbles Yacht Club and a variety of local watersports facilities are also within easy reach.

The address is understood to fall within the catchment areas for Oystermouth Primary School and Bishop Gore School; buyers should verify current admission arrangements directly with Swansea Council. Oystermouth Primary is approximately 0.3 miles away.

Swansea University, Singleton Hospital and Singleton Park are within approximately 3 miles, with Swansea city centre and the railway station around six miles away. The western edge of the Gower Peninsula is readily accessible by road, opening onto its beaches, villages and protected landscape. Connections to the M4 are available via junction 42 at Earlswood or junction 47 at Penllergaer, both approximately 11 miles away.





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