



15 Thistleboon Road, Mumbles, Swansea, SA3 4HE

Three Bedrooms
Two Receptions
Huge Potential

FREEHOLD

1,226 sqft

OFFERS IN THE REGION OF

£345,000

An elevated Mumbles terrace with exceptional garden views and outstanding potential.







A bright period terrace set above the heart of Mumbles, offering rare views across the village and Swansea Bay, and an exciting opportunity to re-shape a classic home in a first-class setting.

Offering three bedrooms and two reception rooms and No Chain.









Set along one of Mumbles' most characterful pedestrian streets, this three-bedroom period terrace offers well-proportioned accommodation extending to approximately 1,226 sqft. The house is filled with natural light, enhanced by high ceilings and large sash-style windows that frame attractive village views.

The accommodation is arranged over two floors and, while offering scope for modernisation, provides an excellent blank canvas for a purchaser seeking to create a bespoke coastal home. There is currently one bathroom and a compact kitchen, with clear scope to reconfigure, subject to the necessary consents.

A particularly appealing feature is the outbuilding located within the rear garden, which could be incorporated into the main accommodation to create additional living space, a studio, or a home office.

The property has recently benefited from a new roof, offering peace of mind for incoming buyers. The garden is a true highlight — elevated and enjoying a magnificent outlook over Mumbles and across Swansea Bay, providing a wonderful sense of openness rarely found in such a central village position. Also the property offers direct access onto Mumbles Hill Nature Reserve for walks and fresh air on the doorstep.

Access is via pedestrian approach from Thistleboon Road, with residents' permit parking available nearby. The property is offered freehold and with no onward chain.

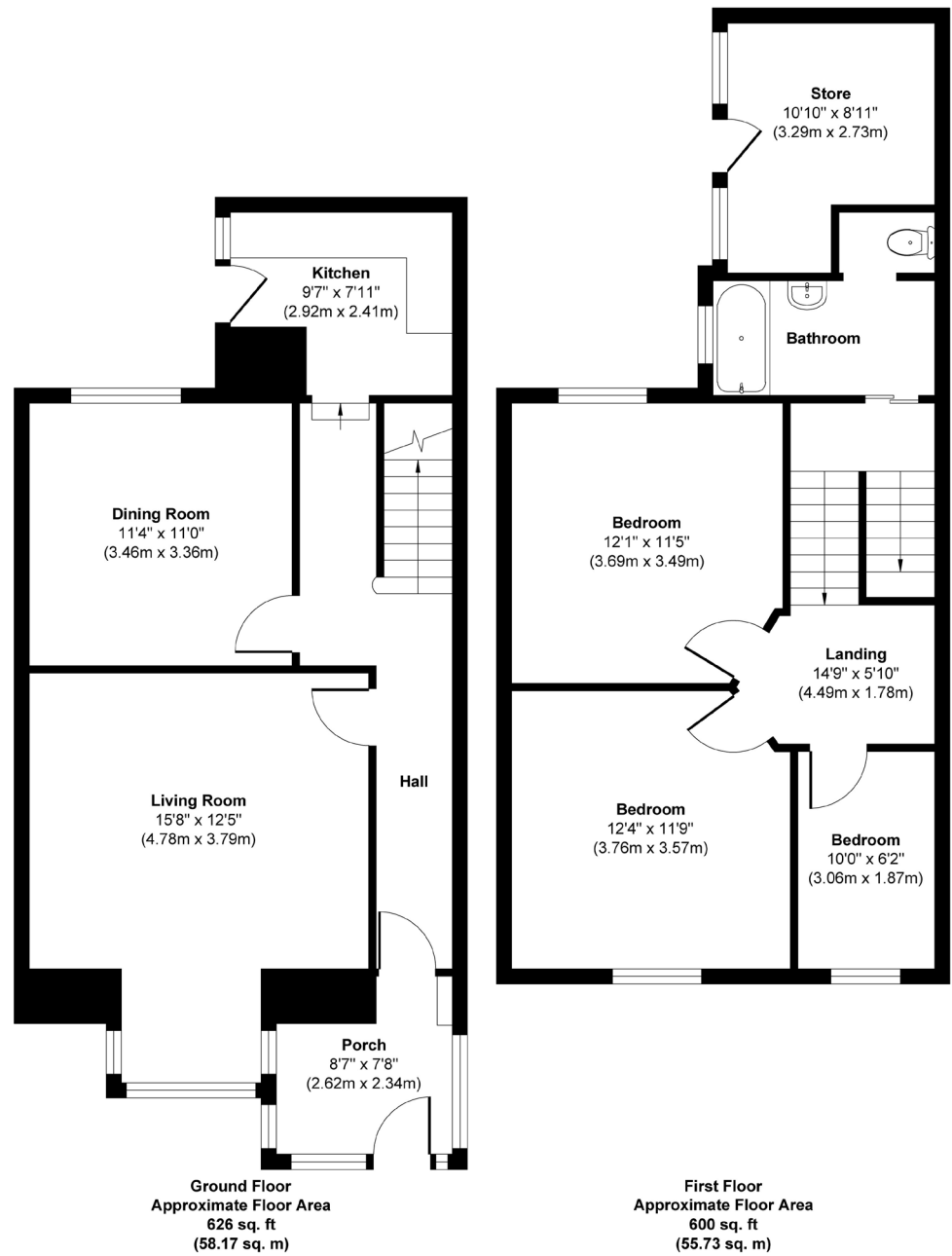


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Approx. Gross Internal Floor Area 1226 sq. ft / 113.90 sq. m

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

The Location

Mumbles remains one of Swansea's most desirable and atmospheric locations, prized for its independent shops, cafés, pubs and coastal walks. From the property, Mumbles village centre is approximately 300 metres away, offering a vibrant mix of everyday amenities, restaurants and boutiques.

The seafront promenade and Oyster Wharf are within 0.4 miles, providing easy access to coastal walks, swimming spots and waterfront dining. Further along the coast, Langland Bay and Caswell Bay are both within 2–2.5 miles, perfect for surfing, paddle-boarding and beach days.

Green spaces are close at hand, with Underhill Park around 0.5 miles away, while Clyne Gardens can be reached in approximately 1.5 miles.

The area is well served by schooling, with Oystermouth Primary and Bishopston Comprehensive both regarded locally. Swansea city centre is around 5 miles away, offering mainline rail services, employment hubs and shopping, while the M4 motorway (Junction 42) is accessible at approximately 8 miles, providing straightforward links to Cardiff and beyond.





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