



39 Overland Road, Mumbles, Swansea, SA3 4LL

2 Bedrooms plus Loft Room as 3rd
Brimming with character
Bathroom plus separate WC
Off Street Parking

FREEHOLD

1,221 sqft

OFFERS IN THE REGION OF

£465,000



*A characterful Mumbles home with sea views,
parking and a quietly special position between vil-
lage life and the bay.*





An elegant Victorian terrace in a prized Mumbles setting, with wonderful views across Swansea Bay, private rear parking and an easy walk to both the village and Langland Bay. Full of charm, light and character, this is a beautifully placed home offered with no onward chain.









- Tenure: Freehold
- Services: Mains electricity, water and sewerage connected. Gas central heating.
- Council Tax: Band E – annual charge £2,619p.a.
- EPC Rating: D





Set in one of Mumbles' most treasured residential pockets, 39 Overland Road is a gorgeous Victorian terrace offering character, charm and an enviable coastal lifestyle. Arranged over four floors and extending to approximately 1,221sqft, the house combines period warmth with practical living space, spectacular views and the rare advantage of off-street parking to the rear.

The ground floor is centred around a beautiful front-to-rear living/dining room; a generous, sociable space with timber flooring, a log burner and a striking bay window to the rear which frames superb views across Swansea Bay and Oystermouth Castle. It is a room with real atmosphere; bright, comfortable and well suited to both everyday living and relaxed entertaining. A separate WC sits off the hallway and offers potential, subject to requirements, to be adapted into a shower room.

On the lower ground floor, the kitchen/breakfast room sits to the rear. It is a welcoming, practical space with painted cabinetry, timber worktops and room to gather around the central island. To the front of this level is a useful additional room, currently used as a utility, which gives the house valuable flexibility for storage, laundry or hobby space. To the rear there is an attractive and spacious bathroom with separate bath and shower cubicle - perfectly placed for sandy feet coming in from the garden entrance.

The first floor provides two bedrooms, while the second floor offers a generous loft room. This space is currently used as a bedroom and enjoys excellent natural light; as the conversion predates current building regulation standards, it is formally described as a loft room rather than a third bedroom.

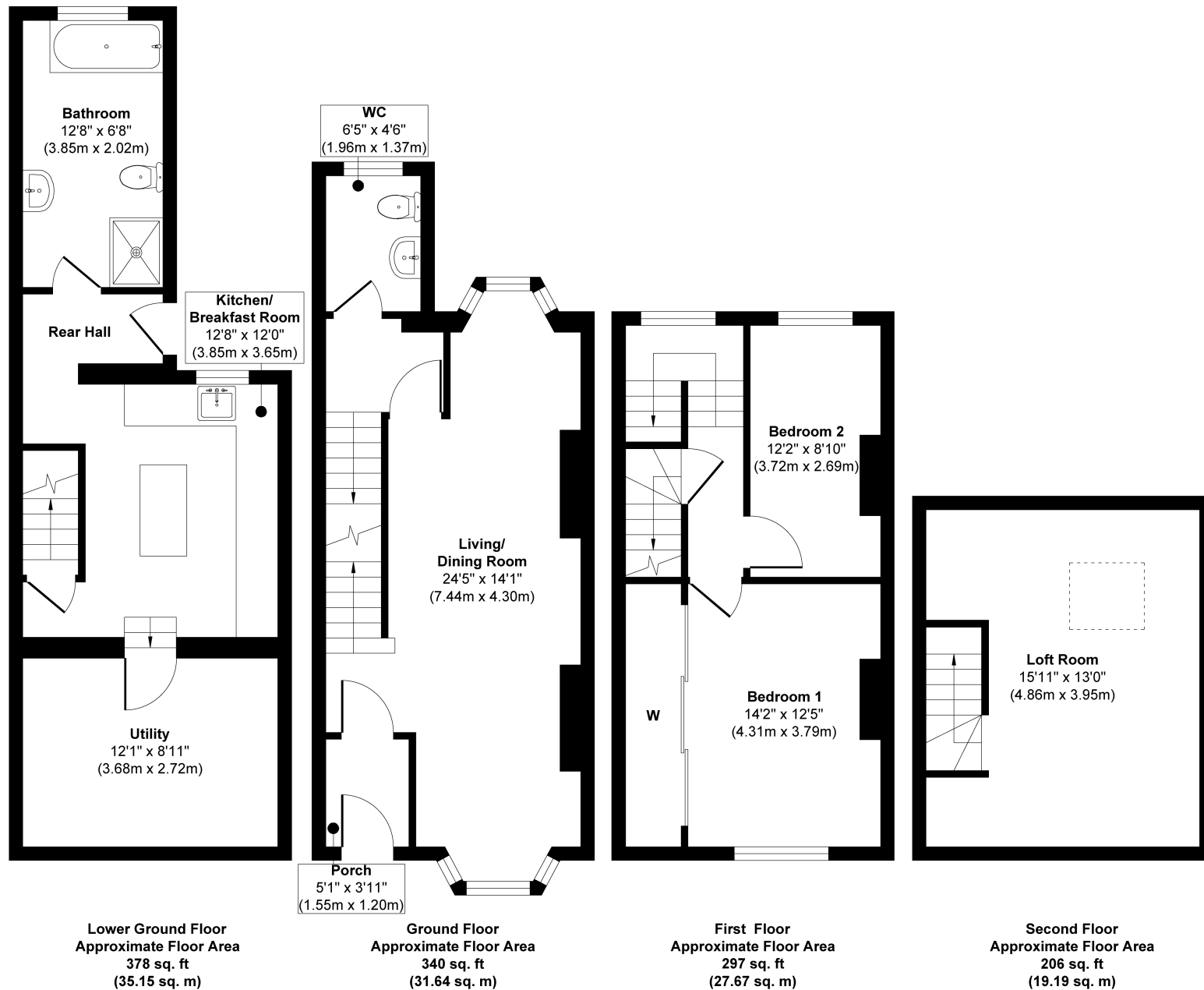
Externally, the rear garden is a delightful and easily managed courtyard, planted with mature greenery and designed for relaxed sitting out in the sunshine. It feels private and atmospheric, with glimpses towards the bay beyond the rooftops. Steps lead down to a rear driveway providing off-street parking belonging to the house; a particularly valuable feature in this part of Mumbles.

The property is freehold and is offered with No Chain.









Approx. Gross Internal Floor Area 1221 sq. ft / 113.65 sq. m

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

Produced by Elements Property

The Location

Overland Road is one of Mumbles' best-loved hillside addresses, perfectly positioned for those who want village life, coastal walks and beaches all close at hand. From the house, Mumbles' independent shops, cafés, restaurants, wine bars and everyday amenities are within comfortable walking distance, while the seafront promenade offers an easy route towards the pier, Bracelet Bay and the wider sweep of Swansea Bay. Across from the front door, a footpath leads up directly to the local nature reserve.

Langland Bay is also within easy reach, making this a particularly attractive setting for sea swimming, beach days, coastal walking and morning coffee by the shore. Rotherslade and Caswell are nearby, while the Wales Coast Path opens up beautiful routes across the headland and onwards into the Gower Peninsula.

The wider area is exceptionally well served. Mumbles offers a strong choice of local amenities, including boutiques, bakeries, galleries, dentists, doctors' surgeries and well-regarded places to eat and drink. Nearby sports and leisure options include Langland Bay Golf Club, Mumbles Cricket Club, tennis facilities, rugby and sailing, as well as excellent access to the beaches, commons and coastal landscape of the Gower Area of Outstanding Natural Beauty.

Schooling in the area is a major draw, with well-regarded primary and secondary options serving Mumbles and the surrounding villages. Swansea city centre, Singleton Hospital, Swansea University and the SA1 Waterfront are all readily accessible, while the M4 can be reached via the main routes through Swansea, connecting west towards Carmarthenshire and east towards Cardiff and beyond.





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