



6 Rockhill, Mumbles, Swansea, SA3 4ED

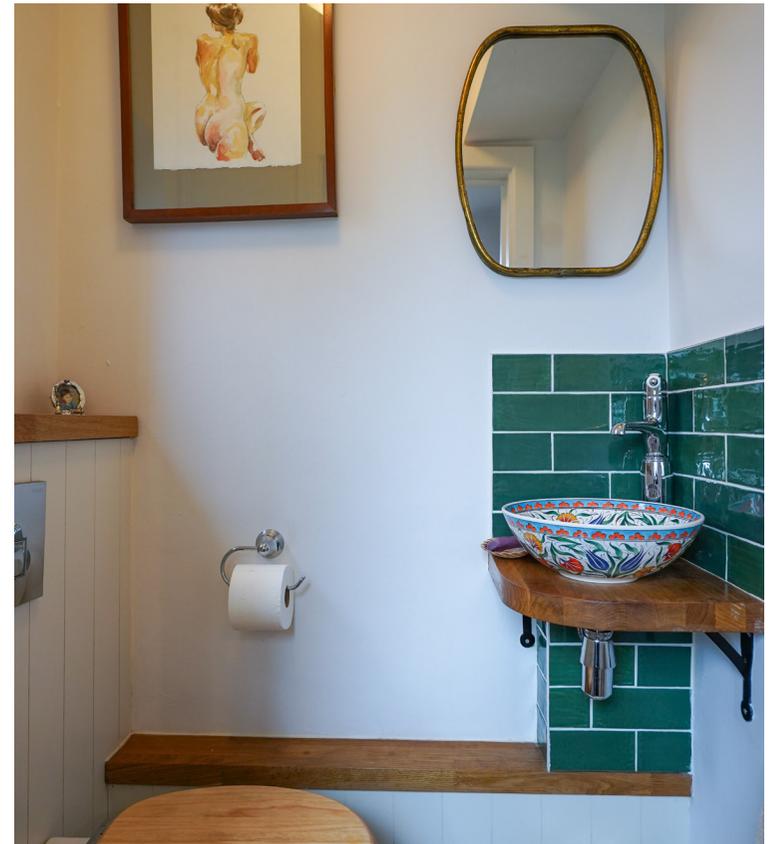
1/2 Bedrooms
Balcony with Sea Views
Beautiful Character

FREEHOLD

681 sqft

£295,000





Tucked along one of Mumbles' most recognisable and atmospheric pedestrian lanes, this beautifully finished fisherman's cottage offers a rare blend of charm, views and practicality, all within easy reach of the village and seafront.













Set amongst the winding hillside streets of Southend Mumbles, Rockhill is a characterful pedestrian street, this delightful fisherman's cottage extends to approximately 681 sqft and presents a wonderfully considered home, rich in style and character yet entirely suited to modern living.

The ground floor is both welcoming and functional, with a well-proportioned living room that showcases exposed stonework, beams and a fireplace—features that give the space a warm, authentic feel. To the rear, the kitchen is thoughtfully designed with contemporary fittings that sit comfortably within the period setting. From here, and indeed from much of the rear of the property, there are captivating views stretching over the rooftops of Mumbles towards Swansea Bay—a view that brings a sense of calm and connection to the coast.



A WC is conveniently positioned on the ground floor, while upstairs the accommodation comprises a principal bedroom and a second bedroom/study which is open to the landing, offering flexibility depending on lifestyle needs. A well-appointed shower room serves the first floor.

One of the defining features of the property is the rear balcony—an elevated and private spot to sit and take in the sea view, whether in the morning light or as the sun fades over Mumbles. In addition, residents of Rockhill enjoy access to a communal garden shared between just seven cottages, again benefitting from sea views and offering a quiet place to unwind.

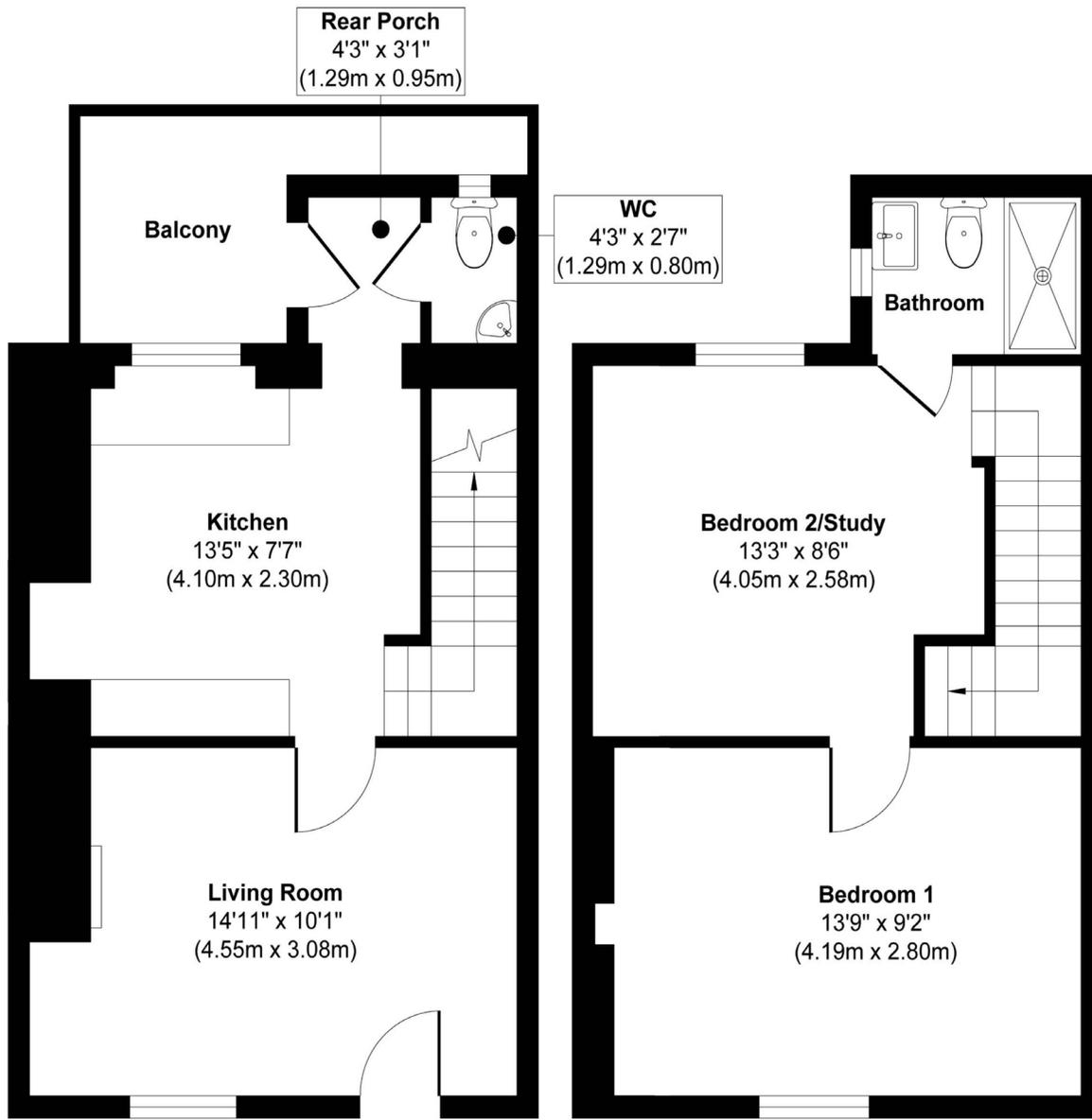
Externally, the property also includes a useful private garden shed—an often overlooked but highly practical addition, particularly in a coastal setting.

Finished to an excellent standard throughout, the cottage balances its historic charm with carefully chosen modern touches, creating a home that feels both characterful and easy to live in.







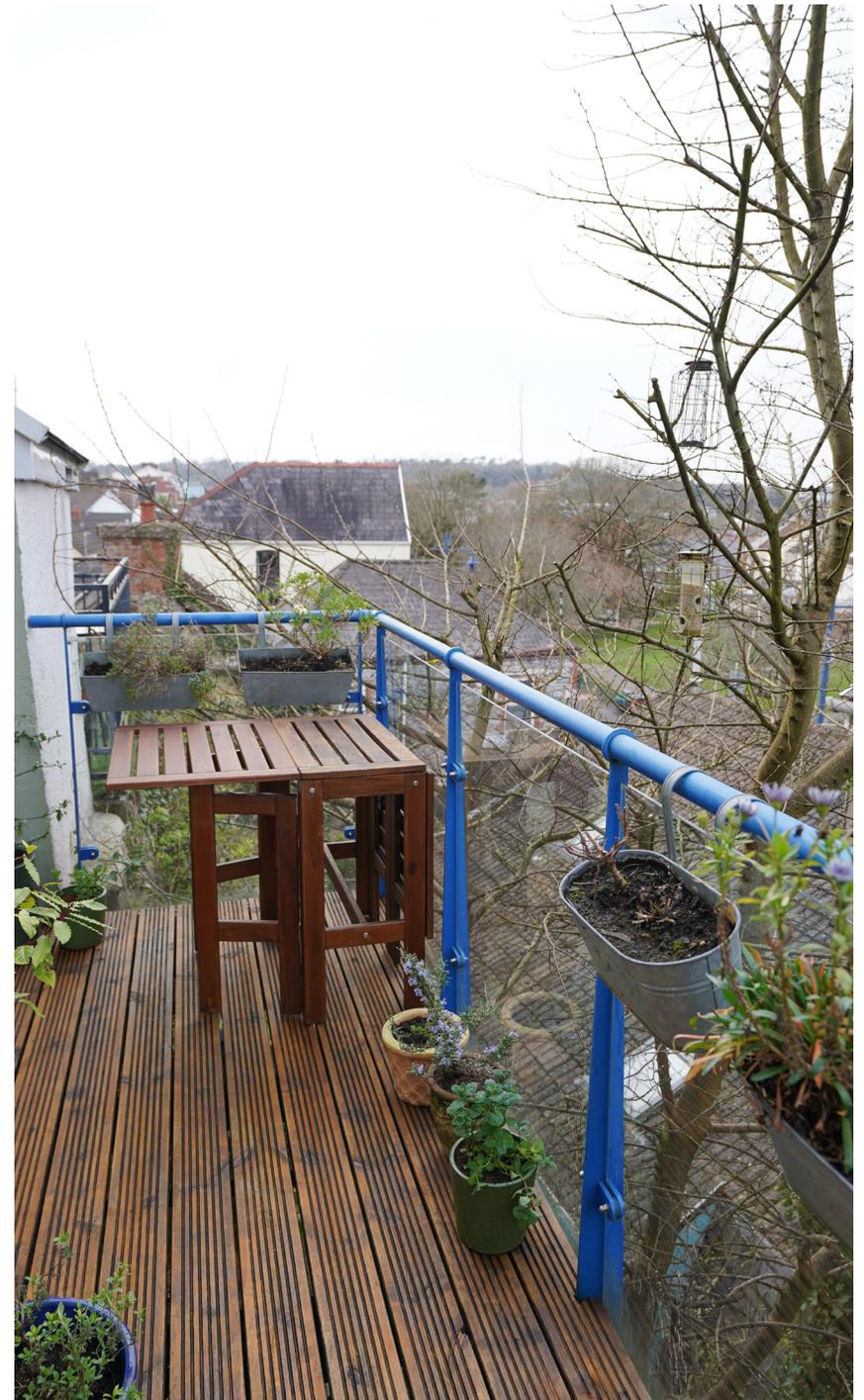


Ground Floor
Approximate Floor Area
333 sq. ft
(30.91 sq. m)

First Floor
Approximate Floor Area
348 sq. ft
(32.29 sq. m)

Approx. Gross Internal Floor Area 681 sq. ft / 63.20 sq. m

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



The Location

Rockhill is one of Mumbles' most distinctive and cherished locations—a pedestrian-only lane set into the hillside, offering a sense of quiet seclusion just moments from the vibrancy below.

Mumbles Village is approximately 300 metres away, providing an excellent range of independent boutiques, cafés, restaurants and everyday amenities. The seafront promenade, ideal for walking, cycling or simply enjoying the coastline, is also within easy reach at around 100 metres.

For beach lovers, Llangland Bay sits approximately 0.8 miles away, with Caswell Bay a little further at 1.5 miles, both offering some of the finest coastal scenery in the area. The wider Gower Peninsula, designated an Area of Outstanding Natural Beauty, is easily accessible, opening up miles of coastline, walking routes and open countryside.

For those commuting or working locally, Swansea city centre is around 4.5 miles away, with Singleton Hospital and Swansea University approximately 2.5–3 miles distant. The M4 motorway (Junction 47) can be reached in approximately 8 miles, providing access across South Wales and beyond.

The property also falls within the catchment for well-regarded local schools, making it appealing not only as a main residence but equally as a second home or coastal retreat.





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