

1 Promenade Terrace, Mumbles, Swansea, SA3 4DS

Four Bedrooms
Off Street Parking
Seafront Location

FREEHOLD

1,484 sqft

OFFERS IN THE REGION OF

£725,000




A level walk into the village, the sea outside every window, a private garden
and somewhere to park off the road… a rare opportunity in Mumbles.





An attractive double-fronted Edwardian home in an exceptional seafront position, combining generous accommodation with private parking, a secluded garden and uninterrupted views across Swansea Bay.






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Tenure:
Freehold.

Services:
Mains electricity, gas, water and drainage. Gas central heating.

Council tax:
Band F — approximately £3,322.83 for 2026/27

EPC rating:
To be confirmed







Occupying an enviable position directly opposite the promenade, 1 Promenade Terrace is an attractive end-of-terrace home with a wonderful outlook across Swansea Bay. Arranged over three floors and extending to approximately 1,484 sqft, the property offers generous, versatile accommodation together with the considerable advantages of off-street parking and a pretty, private garden.

The double-fronted façade gives the house a distinctive presence, while its end position allows for additional light and a greater sense of privacy. Inside, the accommodation is presented in very good order, retaining the relaxed character of a period seaside home.

The principal living space is particularly appealing. Open-plan in arrangement, it combines comfortable sitting and dining areas with large windows framing the ever-changing view across the water. Painted panelling, timber flooring and a fireplace lend warmth and character, while the proportions allow the room to accommodate both everyday family life and larger gatherings with ease. There is a second reception room which is currently used as a fourth double bedroom on the ground floor.

The adjoining kitchen is fitted with an extensive range of traditionally styled cabinetry, timber work surfaces and a substantial range cooker. Its practical layout provides plenty of preparation and storage space, while a glazed door creates a natural connection with the garden.

Outside, the enclosed garden is an unexpectedly private space for such a central seafront setting. Mature planting and established boundaries create a sheltered atmosphere, with a paved terrace providing room for outdoor dining. Off-street parking is another significant advantage in this part of Mumbles.

Across the upper floors are three well-proportioned double bedrooms. The front rooms enjoy wonderful views across the promenade and Swansea Bay, with large windows drawing the coastal setting into the house. Exposed floorboards, simple decoration and period details give the bedrooms a calm and unforced character. The family bathroom is finished in a clean, neutral style.

Two further rooms occupy the converted loft space. Both are naturally lit by roof windows and provide valuable additional space for home working, hobbies, occasional guests or storage. These rooms are not included within the advertised bedroom count.

This is a genuinely uncommon opportunity: a substantial home directly on the waterfront, within a level walk of the centre of Mumbles and with private parking, a se-cluded garden and some of the finest views in the village.

The property is offered for sale with no onward chain.



























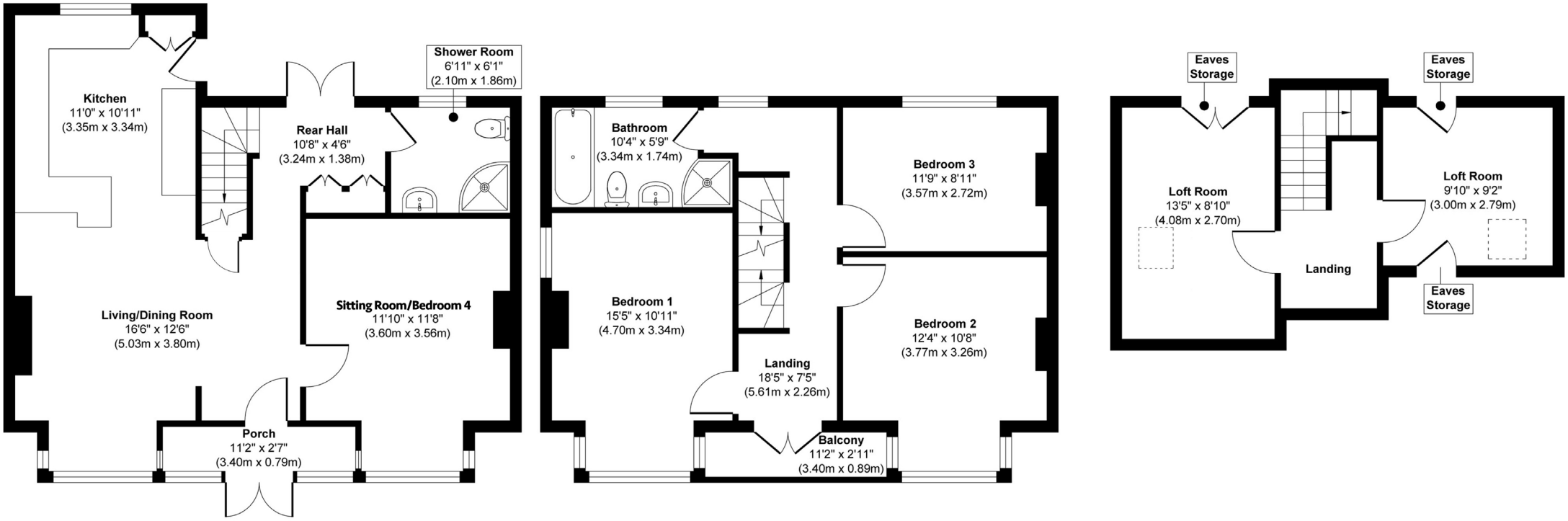

GU68 HYC
1











Ground Floor
Approximate Floor Area
644 sq. ft
(59.89 sq. m)

First Floor
Approximate Floor Area
554 sq. ft
(51.49 sq. m)

Second Floor
Approximate Floor Area
286 sq. ft
(26.56 sq. m)

Approx. Gross Internal Floor Area 1484 sq. ft / 137.94 sq. m

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

Produced by Elements Property

The Location

Promenade Terrace occupies one of the most recognisable positions in Mumbles, set immediately opposite the waterfront and its broad pedestrian and cycle path. From the front door, the promenade provides an almost entirely level route through the village and onwards around Swansea Bay.

The shops, cafés and restaurants of Mumbles are approximately 300–500 metres away. Newton Road is home to a varied collection of independent shops, boutiques, delicatessens and coffee shops, while the nearby Oyster Wharf development offers waterfront restaurants and everyday amenities. Oystermouth Castle and its grounds are approximately half a mile from the house.

The coastal setting is exceptional. Mumbles Pier and the RNLI lifeboat station are around 1.1 miles away, with Bracelet Bay just beyond. Langland Bay is approximately one mile by road or on foot, while Rotherslade and Caswell are also within easy reach. The Wales Coast Path connects the village with these beaches and continues westwards into the Gower Peninsula, the UK's first designated National Landscape.

For sport and recreation, Underhill Park, Mumbles Rugby Club and Mumbles Cricket Club are all within approximately one mile. Langland Bay Golf Club is around 1.5 miles away, while the promenade is ideal for walking, running and cycling.

Local primary schooling includes Oystermouth Primary School, with secondary education available at Bishop Gore School; buyers should confirm current catchment arrangements directly with the City and County of Swansea. A choice of independent schools is also available across Swansea.





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