



8 Victoria Avenue, Mumbles, Swansea, SA3 4NQ

Three Bedrooms
Ensuite Loft Room as Fourth Bedroom
Two Bathrooms

FREEHOLD

1,326 sqft

£449,995





A graceful Victorian home in the very heart of Mumbles, combining period character with practical village living.

Elegant proportions, versatile accommodation and the rare advantage of off-street parking in central Mumbles.









This handsome Victorian mid-terrace extends to approximately 1326sqft and offers beautifully balanced accommodation arranged over three floors. The property has been well maintained and is presented in good order throughout, blending classic features with a layout suited to modern family life.

A welcoming entrance porch leads into a generous double reception room, measuring in excess of 22ft in length. A large bay window to the front draws in excellent natural light, while French doors to the rear create a pleasing connection to the back of the property. The room provides distinct sitting and dining areas, with ample space for both entertaining and everyday living.

To the rear of the house lies a particularly impressive kitchen/family room, extending over 24ft. Thoughtfully arranged to accommodate cooking, dining and relaxed seating, this is very much the heart of the home – ideal for family gatherings or informal evenings with friends. The back door leads out to the rear, where the rare benefit of off-street parking provides valuable convenience in this central village setting.

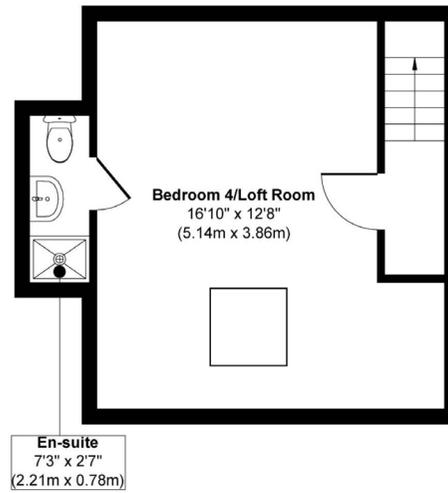
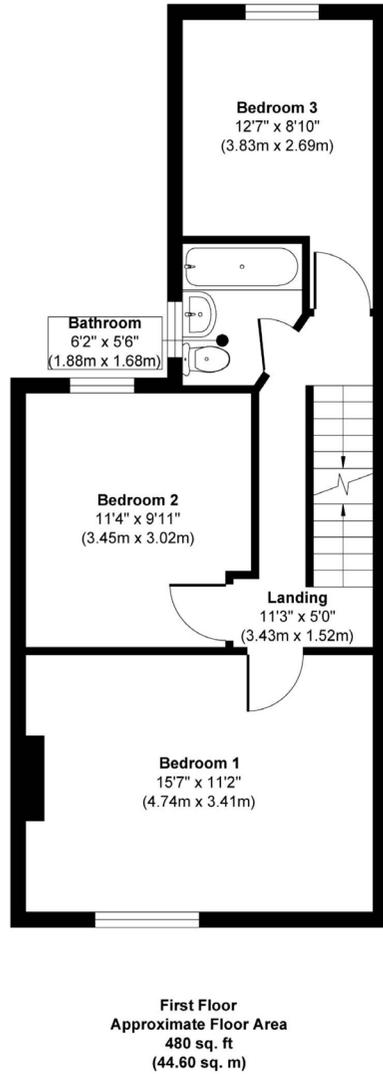
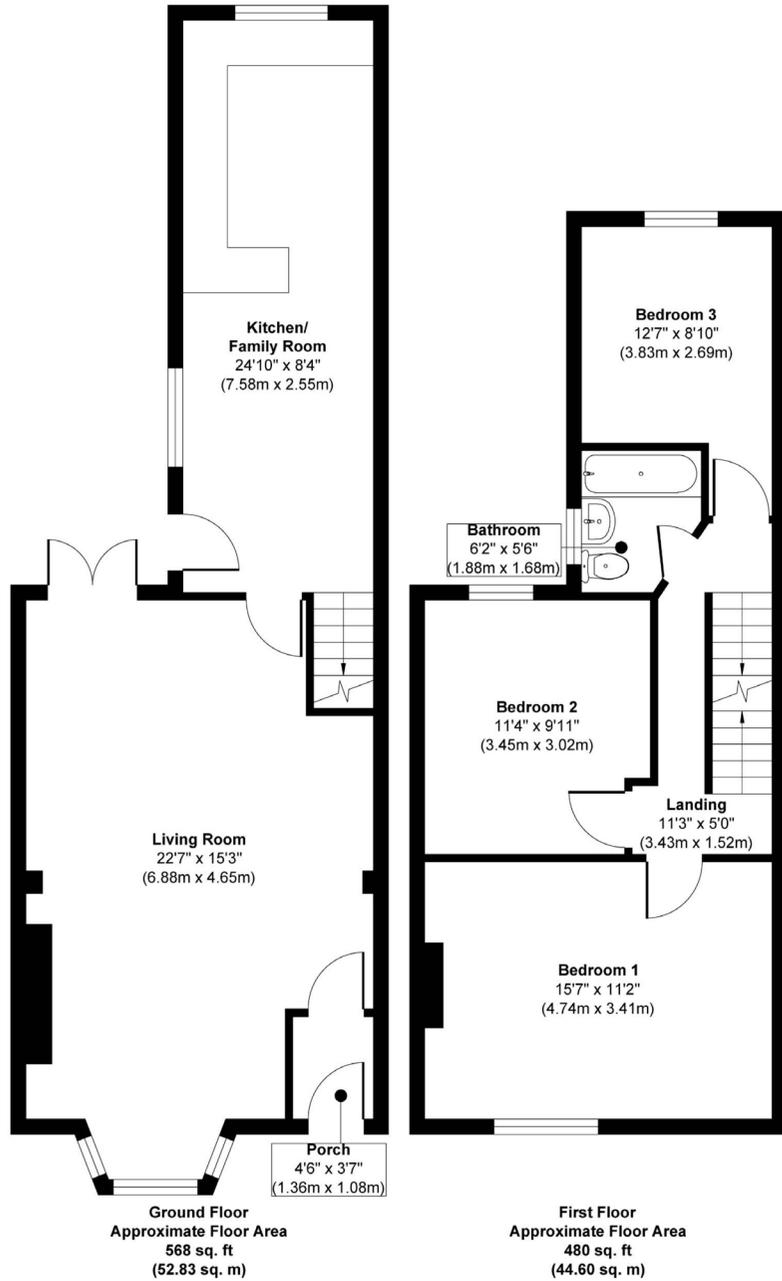


On the first floor there are three well-proportioned bedrooms and a family bathroom. There are two double bedrooms and a single on this floor.

The second floor has been converted to create a substantial loft room, currently utilised as a fourth bedroom. This versatile space enjoys its own en-suite shower room and offers flexibility for those seeking guest accommodation, a teenager's suite or a quiet retreat away from the main household.

Externally, the rear garden provides both outdoor space and parking – an exceptional asset in the centre of Mumbles.





Tenure: Freehold

Services: Mains electricity, mains water, mains drainage and gas-fired central heating

Council Tax Band: E (£2,619p.a.)

EPC Rating: C

Approx. Gross Internal Floor Area 1326 sq. ft / 123.32 sq. m

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



The Location

Victoria Avenue sits in the very heart of Mumbles village, placing everything quite literally on your doorstep. Boutique shops, independent cafés and well-regarded restaurants line Newton Road and the promenade, all within approximately 200–400 metres of the front door.

The sweeping seafront promenade and Swansea Bay are within a short stroll (circa 300 metres), perfect for morning walks, sea swims or an evening run. Langland Bay and Rotherslade are approximately 1.2 miles away, offering sandy beaches, coastal paths and the renowned Langland Brasserie.

For families, the property falls within the catchment for Oystermouth Primary School (approximately 0.5 miles) and Bishopston Comprehensive School, one of the area's most sought-after secondary schools. Sporting and leisure facilities abound, including Underhill Park, Mumbles Tennis Club and nearby golf at Langland Bay.

The wider Gower Peninsula, Britain's first Area of Outstanding Natural Beauty, is within easy reach, with Oxwich, Three Cliffs and Rhossili all accessible by car in approximately 20–35 minutes. Swansea city centre is around 5 miles away, and the M4 motorway (Junction 47) can be reached in approximately 25 minutes, providing onward travel to Cardiff, Bristol and beyond.

It is village life at its most convenient — coastal, connected and quietly refined.





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