



54 Overland Road, Mumbles, Swansea, SA3 4LL

Three Bedrooms
Stylish Contemporary Finish
Fabulous Castle Views

FREEHOLD

886 sqft

OFFERS IN THE REGION OF

£395,000

Relaxed, light-filled living with the castle ahead, the bay beyond and Mumbles village close at hand...





A stylish and welcoming three-bedroom home in an elevated Mumbles setting, with a wonderful outlook towards Oystermouth Castle and far-reaching views across Swansea Bay from the upper garden.









Set above Mumbles village, 54 Overland Road is an attractive three-bedroom semi-detached home with a relaxed sense of style, generous natural light and approximately 886sqft of well-planned accommodation.

Large windows are a defining feature of the house. To the front, the open outlook extends along Overland Road towards the historic ruins of Oystermouth Castle, while the elevated upper garden reveals a superb panorama across Swansea Bay.

The entrance hall provides a practical introduction to the house, with stairs rising to the first floor and an oak door opening into the main living space. Extending to more than 23 feet, the living and dining room runs from front to rear and feels notably open and bright. A broad front window frames the castle outlook, while glazed doors at the opposite end bring in the colour and greenery of the garden. There is ample room for distinct sitting and dining areas, complemented by a wood-burning stove.



The kitchen is modern and individual, combining deep blue cabinetry with warm timber worktops, brass-toned fittings and marble-effect tiling. A wide window overlooks the planted garden, giving the room a colourful and pleasantly private backdrop, while a door provides direct access outside.



On the first floor are two well-proportioned double bedrooms and a generous single bedroom. The largest front bedroom enjoys the castle view and offers plenty of room for wardrobes and a home working area. The second double looks towards the garden, while the third bedroom would work equally well as a child's room, nursery or study.

The family bathroom has been finished in a fresh contemporary style, with rich turquoise tiling, black fittings and a bath with rainfall shower above.

The rear garden rises away from the house in a series of established and useable spaces. A sheltered paved terrace sits immediately outside the living room, creating a natural place to dine outdoors. Steps continue through mature planting to an upper lawn, garden shed and seating area, where the elevation opens the outlook dramatically across the rooftops and Swansea Bay.

This is a warm, characterful and very liveable home, combining comfortable modern interiors with a particularly appealing position close to the centre of Mumbles.





Tenure:
Freehold.

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

Council Tax:
Band E (£2,619p.a.)

EPC:
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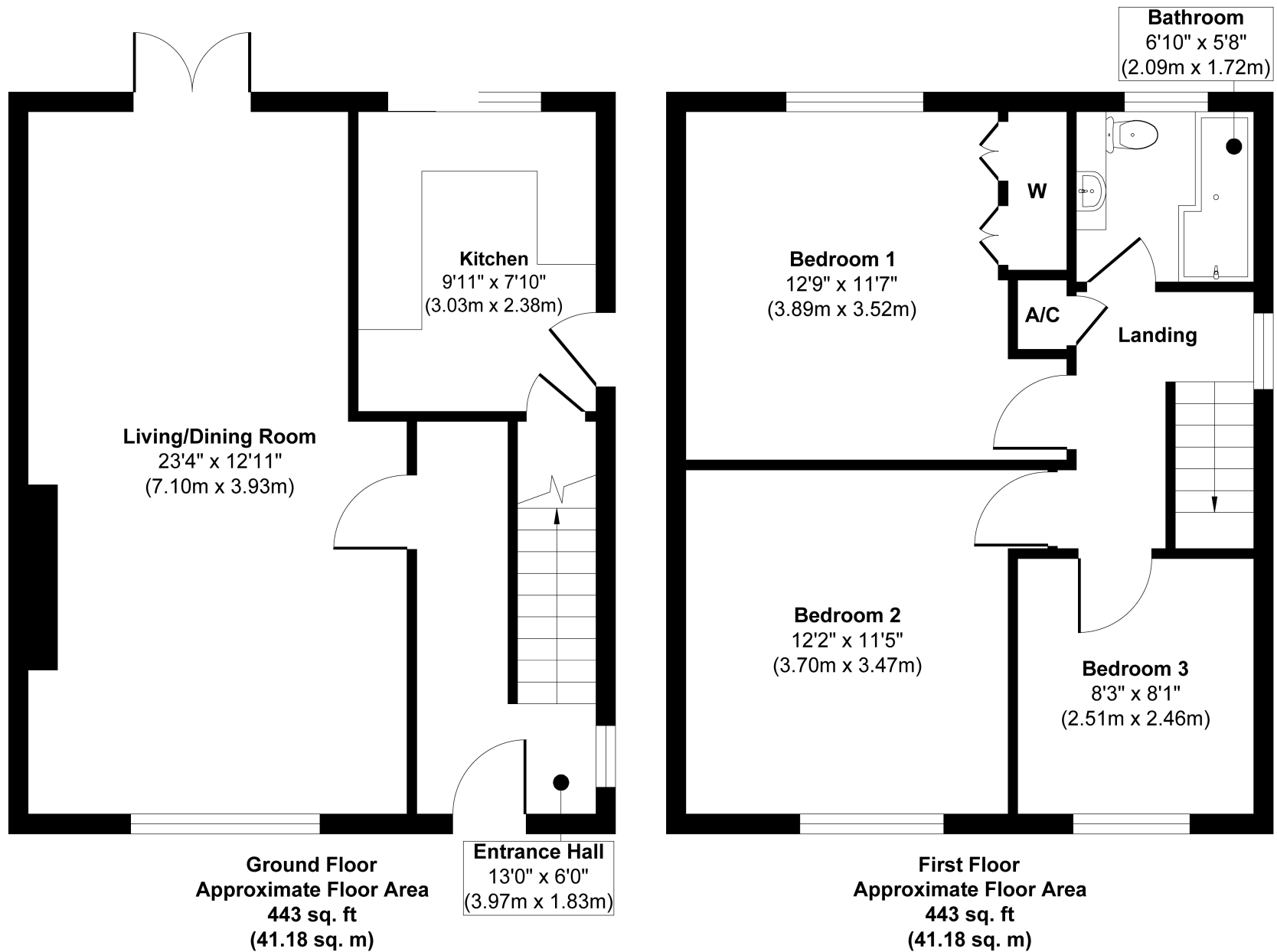








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Approx. Gross Internal Floor Area 886 sq. ft / 82.36 sq. m

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

Produced by Elements Property

The Location

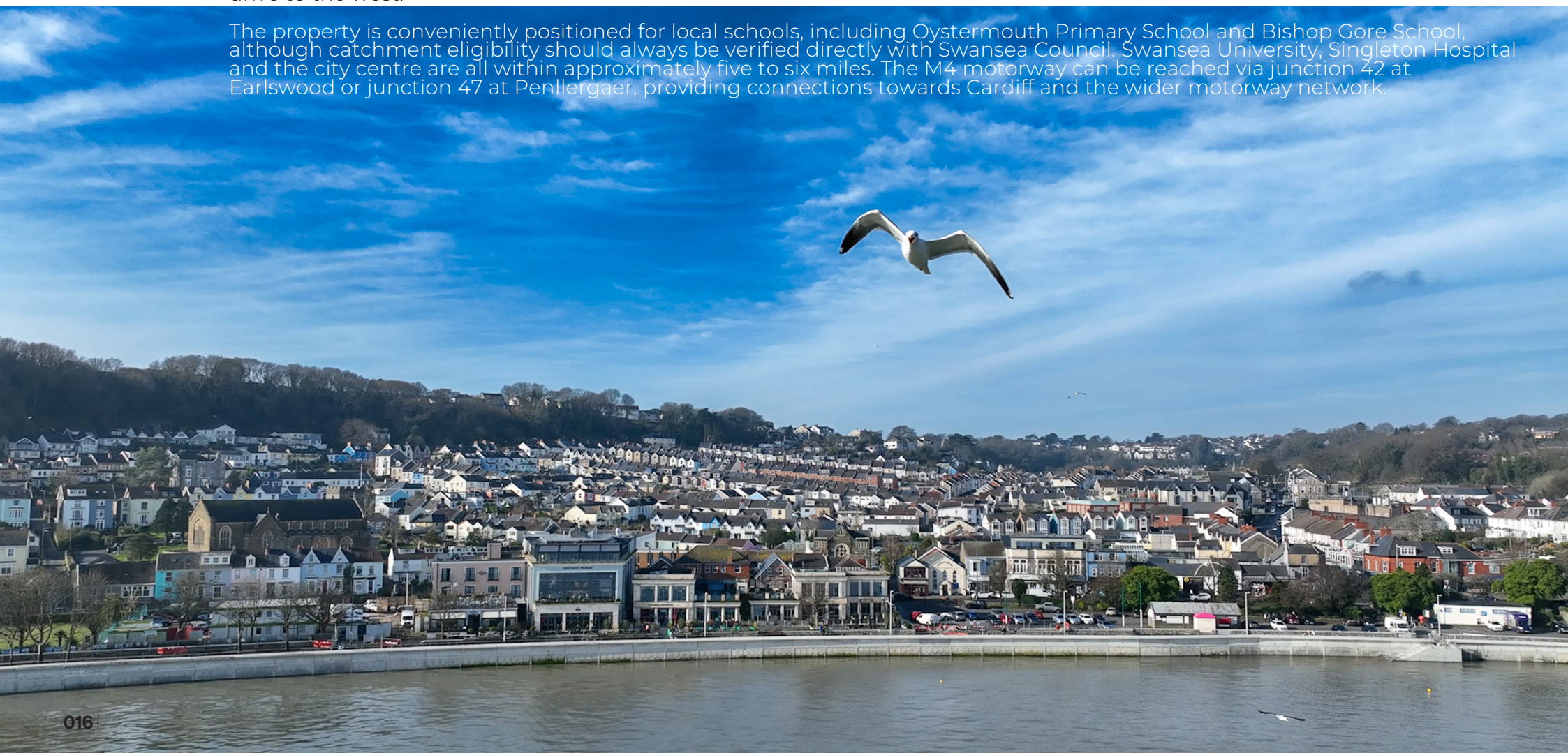
Overland Road occupies an elevated position above the heart of Mumbles, placing the property within easy reach of village life while providing a more open outlook than one might expect from such a central setting.

Oystermouth Castle is approximately 0.3 miles away, with the shops, cafés, restaurants and independent businesses of Newton Road and Mumbles Road beginning within around half a mile. The seafront promenade is also approximately 0.5 miles from the house, providing a beautiful coastal route around Swansea Bay, whether walking, running or cycling.

Mumbles offers an excellent choice of places to eat and drink, alongside everyday amenities including supermarkets, pharmacies and specialist shops. The pier, lighthouse and beaches at Bracelet Bay and Limeslade are approximately 1.5 miles away, while the sandy beaches of Langland and Rotherslade are around one mile from the property. Caswell Bay lies approximately two miles away.

For recreation, Underhill Park provides playing fields, tennis facilities and access to local sports clubs, while Mumbles Cricket Club, Langland Bay Golf Club and several sailing and watersports clubs are all readily accessible. The house is also ideally placed for exploring the wider Gower Peninsula, whose celebrated beaches, villages and coastal landscape begin only a short drive to the west.

The property is conveniently positioned for local schools, including Oystermouth Primary School and Bishop Gore School, although catchment eligibility should always be verified directly with Swansea Council. Swansea University, Singleton Hospital and the city centre are all within approximately five to six miles. The M4 motorway can be reached via junction 42 at Earlswood or junction 47 at Penllergaer, providing connections towards Cardiff and the wider motorway network.







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