



Swyn Y Don, 15 Rotherslade Road, Langland, Swansea,

Four Bedrooms
Three Bathrooms
Fabulous Gardens
Garage

FREEHOLD

2,223 sqft

OFFERS IN THE REGION OF

£925,000

A stylish beach house with sea views, soul, and income potential.





A beautifully composed coastal home where light, space and outlook come together, with the rare addition of a self-contained annexe and thoughtfully landscaped gardens.











This is a home that has been carefully reimagined to suit modern coastal living, where the balance between inside and out has been thoughtfully considered at every turn. Extending to approximately 2223sqft, the property offers generous and versatile accommodation with a distinct sense of character and ease.

At its heart lies a superb kitchen family room, a sociable and well-appointed space that naturally draws people together. Clean lines, quality fittings and a calm palette create a room that is both practical and elegant, with direct access to the garden beyond. The living room is equally impressive—light-filled and welcoming—with wide openings that lead seamlessly onto a front sun terrace. From here, the outlook towards the sea is quietly captivating.

The principal accommodation is arranged across the main house with three well-proportioned double bedrooms and two bathrooms. The principal bedroom enjoys a particularly special position, opening onto a private balcony where the sea views are elevated—a peaceful spot to begin or end the day. Additional ground floor accommodation includes a useful study and utility room, ensuring the house works as well practically as it does aesthetically.



To the rear, the property reveals an unexpected and valuable addition—a self-contained one-bedroom annexe. Currently utilised as a successful Airbnb, it offers immediate income potential, yet could just as easily be incorporated back into the main house to provide further living space or guest accommodation.

Externally, the gardens have been carefully landscaped into a series of terraced areas, each with its own purpose and atmosphere. A lower sun terrace provides an ideal setting for outdoor dining, complete with a built-in barbecue and chimney for cooler evenings. Above, more tranquil spaces offer places to sit, read or simply enjoy the surroundings, while the upper level lends itself perfectly to family use. To the front, the sun terrace extends the living space outdoors, while the first-floor balcony enhances the connection to the sea.

A driveway provides off-street parking for several vehicles and leads to a garage, completing a home that is as practical as it is considered.



Tenure:
Freehold

Services:
All mains services
connected. Gas
central heating

Council Tax Band:
TBC

EPC Rating:
TBC



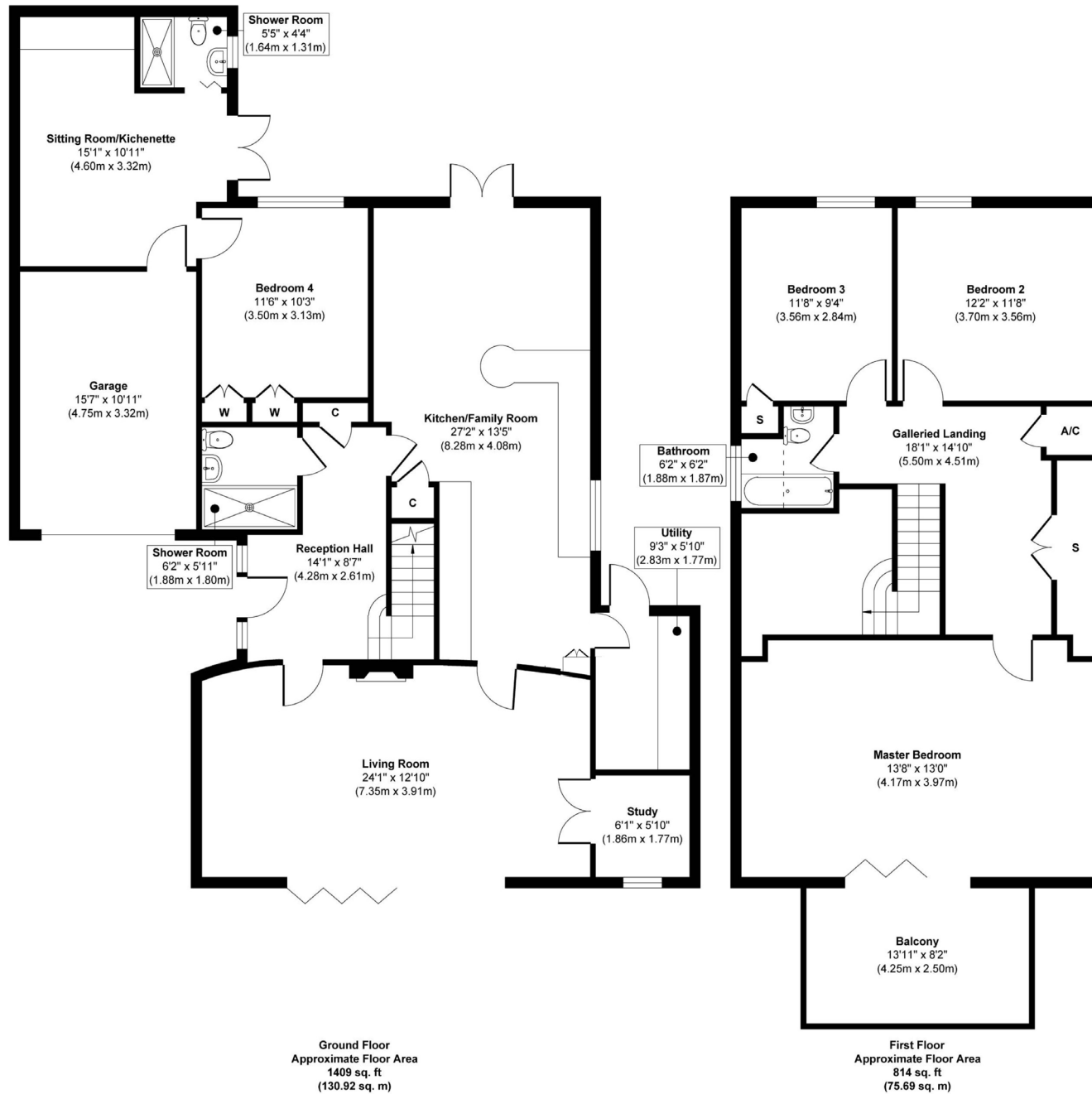












Approx. Gross Internal Floor Area 2223 sq. ft / 206.61 sq. m

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



The Location

Rotherslade Road is one of Langland's most desirable addresses, positioned between the charm of Mumbles village and the natural beauty of the Gower coastline. From the front door, it is a short stroll (approximately 100 metres) to Rotherslade Bay and onward to Langland Bay, where sandy beaches, coastal walks and the renowned Langland Brasserie provide a wonderful daily rhythm.

Mumbles village lies just over a mile away, offering an excellent range of independent boutiques, cafés and restaurants, along with everyday conveniences including supermarkets and local services. The seafront promenade stretches for miles, connecting Langland to Swansea Bay—ideal for walking, running or cycling.

For families, the property falls within the catchment for highly regarded schools including Newton Primary and Bishopston Comprehensive. Recreational facilities are abundant, with Langland Bay Golf Club nearby, tennis courts, water sports and sailing opportunities all within easy reach.

The wider Gower AONB is on the doorstep, offering access to some of the UK's most celebrated coastline including Caswell Bay (approx. 1 mile) and Oxwich and Rhossili further afield. Swansea city centre is approximately 5 miles away, providing access to major employers, Swansea University and Singleton Hospital, while the M4 motorway (Junction 47) is within approximately 15–20 minutes' drive, ensuring straightforward connectivity for commuting.

This is a location that effortlessly blends coastal lifestyle with everyday convenience.





THE
GREENROOM
ESTATE AGENCY

Telephone

01792 986099

Address

29-30 Dunns Lane
Mumbles
SA3 4AA

E-mail and Web

info@thegreenroomhomes.com
www.thegreenroomhomes.com.com