



## Rear Flat 16 Queens Road, Mumbles, Swansea, SA3 4AN

One Bedroom  
South Facing Sun Deck  
Off Street Parking

LEASEHOLD

615 sqft

OFFERS IN THE REGION OF

**£245,000**

*Coastal village living with sunshine, parking  
and style in equal measure.*





A stylish and immaculately presented one-bedroom apartment in the heart of Mumbles, complete with a sunny south-facing terrace and private parking.





Tucked away just off Queens Road in the heart of Mumbles, this beautifully presented one-bedroom apartment offers an appealing blend of style, practicality and coastal convenience. Occupying an elevated rear position, the property enjoys a surprisingly peaceful setting along with the rare advantage of off-street parking and a lovely south-facing sun deck – an ideal space for morning coffee, relaxed evenings or entertaining friends in the sunshine.

The accommodation extends to approximately 615sqft and is arranged thoughtfully throughout. The welcoming living room spans the full width of the front of the apartment, creating a wonderfully bright reception space with a pleasant outlook towards Swansea Bay. To the rear, the modern kitchen breakfast room has been finished in a contemporary style with sleek cabinetry and ample dining space, while bi-fold doors open directly onto the sun terrace, allowing the indoor and outdoor spaces to flow effortlessly together.

The double bedroom is generous and tastefully decorated, whilst the shower room has been stylishly updated with a large walk-in double shower and modern fittings. The apartment is presented in excellent condition throughout and would suit a wide range of buyers seeking a low-maintenance home close to the village and seafront.

Externally, the south-facing decked terrace is a genuine highlight, offering a private outdoor retreat rarely found with apartments of this nature. Beyond this, there is the additional benefit of off-street parking to the rear.





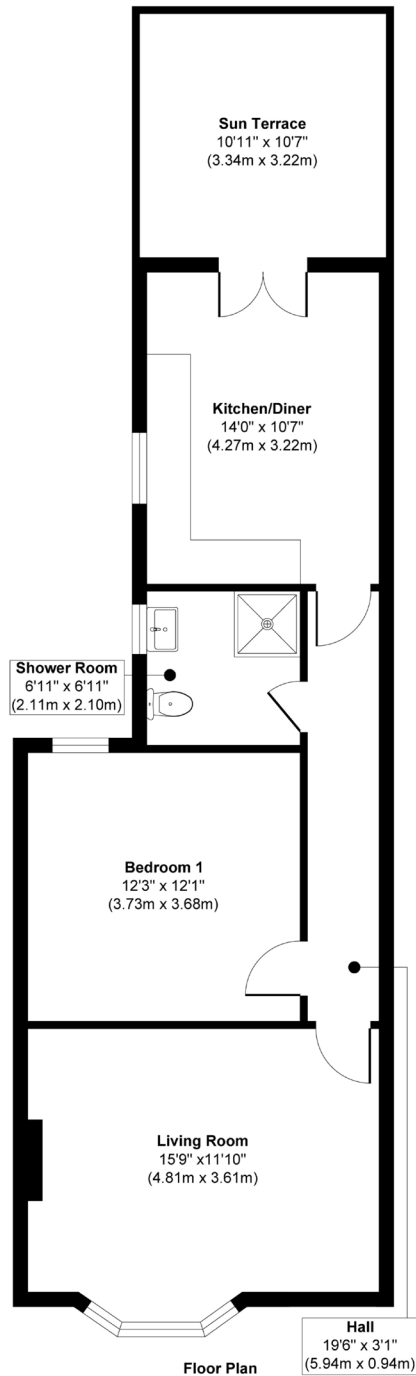
Tenure:  
Leasehold - 166 years remaining

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

Council Tax:  
Band - C (£1,905p.a.)

EPC Rating - TBC





**Approx. Gross Internal Floor Area 615 sq. ft / 57.15 sq. m**

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

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Don's

18



16B  
Queen Rd

## The Location

Queens Road is perfectly positioned for enjoying everything that makes Mumbles one of Swansea's most sought-after coastal villages. From the apartment, it is only a short stroll to the bustling village centre, home to an excellent selection of independent boutiques, cafés, wine bars and restaurants. Verdi's, Oyster Wharf and the promenade are all within easy reach, while nearby Underhill Park offers tennis courts, playing fields and green open space.

The seafront promenade stretches for miles around Swansea Bay, ideal for walking, cycling or simply enjoying the changing coastline. Langland Bay and Caswell Bay are both only a short drive away, offering superb beaches, coastal walks and popular cafés. For those commuting, Swansea city centre is approximately 5 miles away, with access to the M4 motorway around 8 miles distant via Junction 42.

The area is also well placed for access to Singleton Hospital, Swansea University and the surrounding Gower Peninsula, with its celebrated beaches and countryside designated as an Area of Outstanding Natural Beauty.





NO ENTRY

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