



Flat C, 14 Overland Road, Langland, Swansea, SA3 4LS

Three Bedrooms
Off Street Parking
No Chain

LEASEHOLD

842 sqft

OFFERS IN THE REGION OF

£325,000

Sea views, village life, and the beach—effortlessly balanced.





A bright and well-proportioned top floor apartment set within an elegant Victorian house, perfectly positioned between the vibrancy of Mumbles and the calm of Langland Bay.











Occupying the entire top (second) floor of this handsome Victorian residence, Flat C offers a wonderfully light and well-balanced apartment extending to approximately 842sqft. The proportions are generous throughout, with a natural flow that suits both everyday living and relaxed coastal life.

The living/dining room is particularly appealing—an inviting, well-sized space with elevated views across Mumbles and out towards Swansea Bay, creating a sense of openness and connection to the surrounding landscape. The kitchen sits conveniently adjacent, offering a practical layout with ample workspace and storage, finished in a clean, modern style.

There are three bedrooms in total. The principal bedroom enjoys those same attractive sea views and built in wardrobes, whilst the second bedroom is a comfortable double. The third bedroom is a well-proportioned single, ideal as a guest room, study or nursery. The bathroom has been updated in a contemporary finish, providing a fresh and functional space.

The apartment benefits further from off-street parking to the front—an invaluable addition in this location—and a long lease of approximately 951 years, offering both security and peace of mind.

Altogether, this is a charming coastal home, equally suited as a main residence, or a refined second home in one of Swansea's most desirable seaside settings.







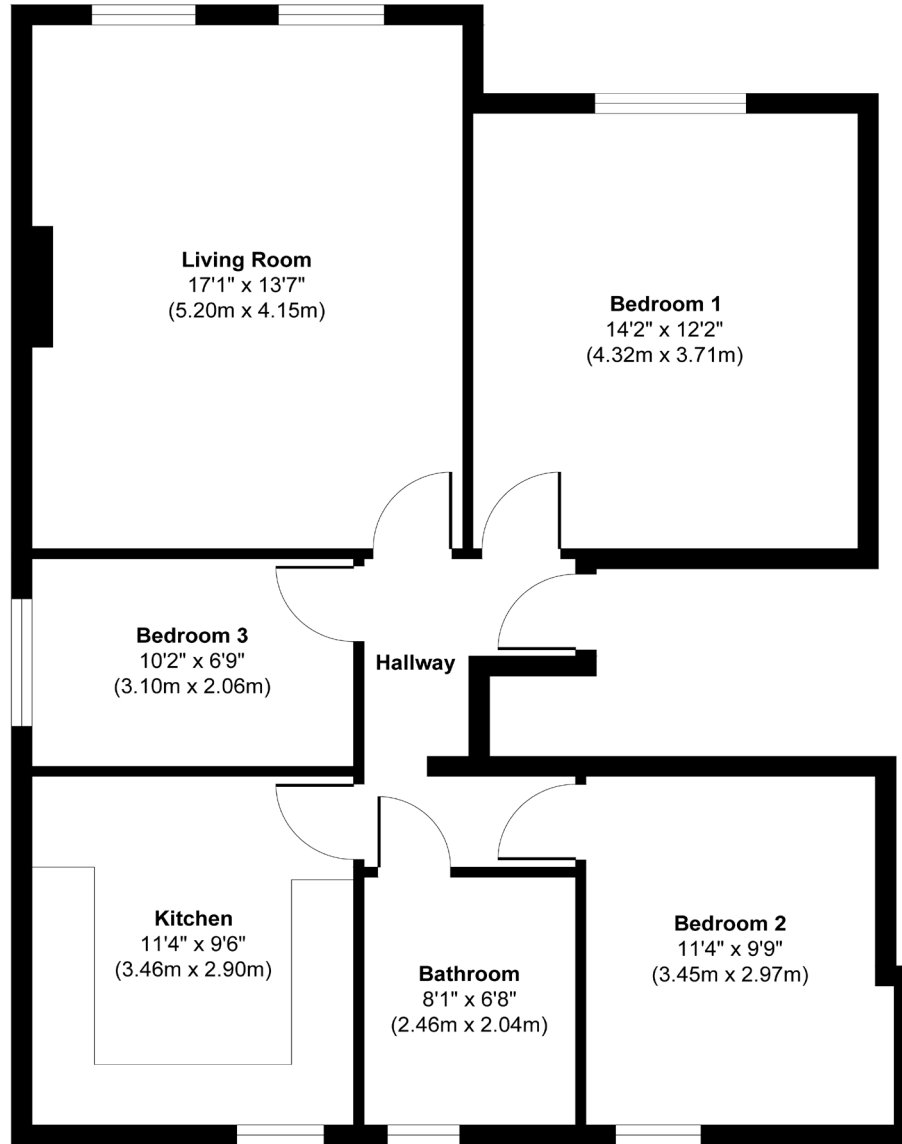
Tenure: Leasehold

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

Council Tax Band: D (£2,143 per annum)

EPC Rating: D





Top Floor
Approximate Floor Area
842 sq. ft
(78.26 sq. m)

Approx. Gross Internal Floor Area 842 sq. ft / 78.26 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.





The Location

Overland Road is widely regarded as one of Mumbles' most desirable addresses, quietly positioned yet incredibly well connected. From the front door, both Langland Bay (approx. 500m) and Mumbles Village (approx. 600m) are within walking distance—offering the best of both coastal and village living.

Langland Bay is known for its golden sands, traditional beach huts, and excellent surf, as well as the ever-popular Langland Brasserie. The coastal path, accessed moments away, stretches across the Gower Area of Outstanding Natural Beauty, linking neighbouring bays such as Caswell and Rotherslade—perfect for walking, running or simply taking in the views.

Mumbles Village offers a vibrant mix of independent boutiques, cafés, restaurants and wine bars, along with everyday conveniences including Marks & Spencer Foodhall and local grocers. For wider amenities, Swansea city centre is approximately 4.5 miles away, with access to mainline rail services, whilst the M4 motorway (Junction 47) is around 9 miles, providing excellent links for commuting.

Families are well served by highly regarded local schools, with the property falling within the catchment for Newton Primary School (approx. 1 mile) and Bishop Gore Comprehensive School (approx. 4 miles), both of which are consistently sought after.

This is a location that offers a rare balance—coastal beauty, everyday convenience, and a strong sense of community.





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