



## 8 Westbourne Place, Mumbles, Swansea, SA3 4DB

Four Bedrooms  
Two Bathrooms  
No Chain

FREEHOLD

1,496 sqft

OFFERS IN THE REGION OF

**£449,995**

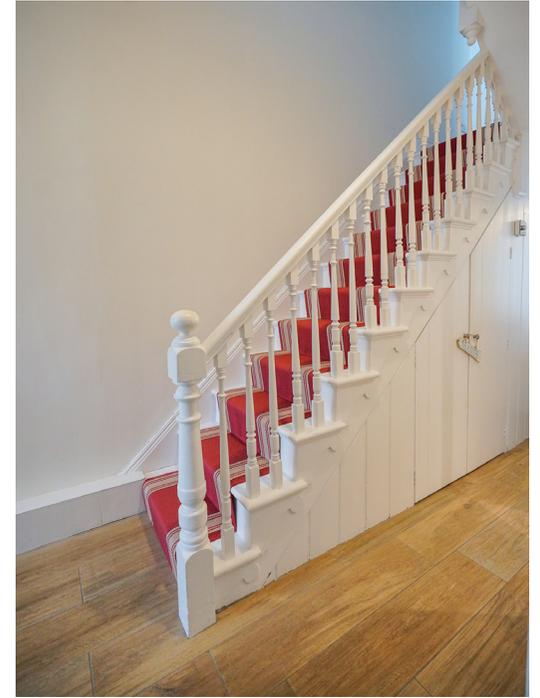


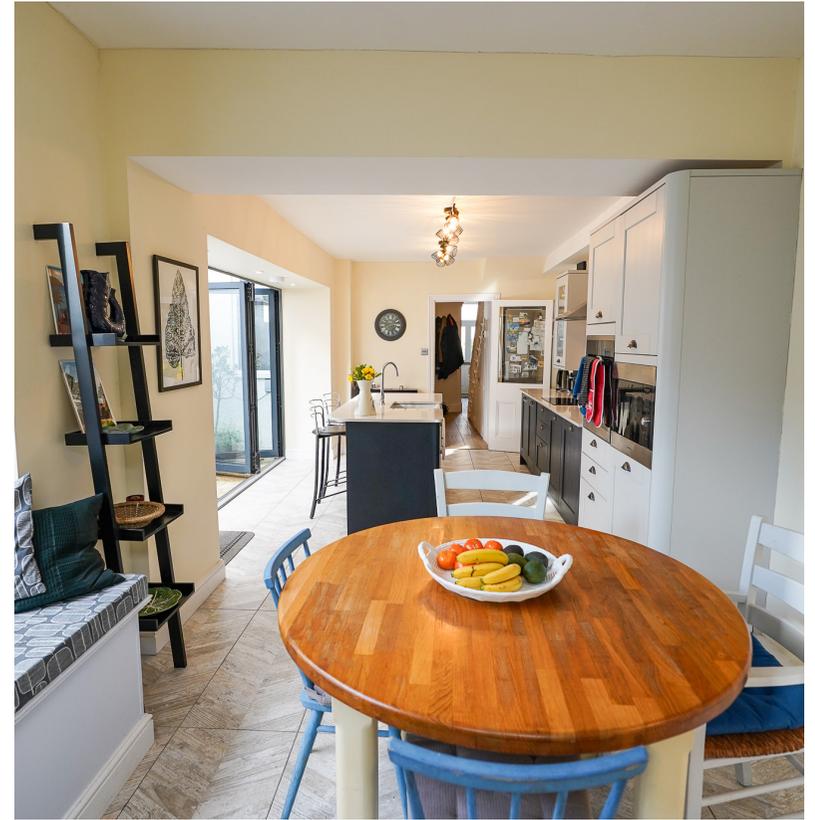
*A beautifully renovated four bedroom period home, moments from the sea and the soul of Mumbles.*



An elegant village townhouse quietly positioned in the very heart of Mumbles, thoughtfully reimagined to offer refined contemporary living behind a classic period façade.











8 Westbourne Place is an attractive Victorian terraced house which has been comprehensively renovated and extended to an exacting standard by the current owners. The result is a home that balances character and clean contemporary design with confidence and restraint.

Extending to approximately 1,496 sqft, the accommodation is arranged with practicality and flow in mind. The original proportions remain intact to the front, where period detailing and balanced rooms create a welcoming first impression. Beyond, the house opens into a superb kitchen and living space extension — the true heart of the home.

This generous room has been designed for modern living: light-filled, sociable and beautifully finished, with ample space for dining and relaxed seating. It connects seamlessly to the rear courtyard garden, allowing inside and outside to blend during the warmer months.



The accommodation provides four bedrooms, arranged over two upper floors, including a skilfully executed loft conversion which adds valuable and versatile space. Two well-appointed bathrooms serve the upper floors, complemented by a convenient ground floor WC. Each room has been finished with care, ensuring the house feels cohesive and calm throughout.

To the rear lies a pretty and secluded courtyard garden — private, manageable and ideal for quiet evenings or morning coffee. Parking is available on-street via residents' permit.

The property is presented in exceptional condition and allows the incoming purchaser to move straight in without compromise.



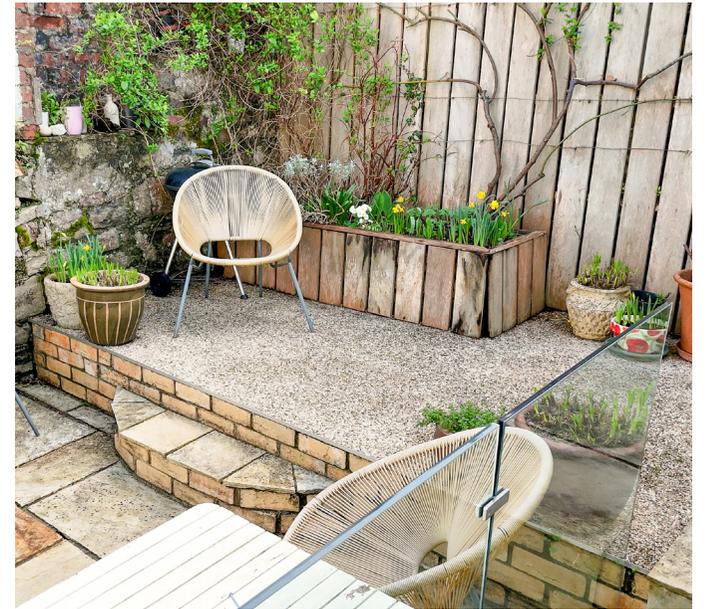
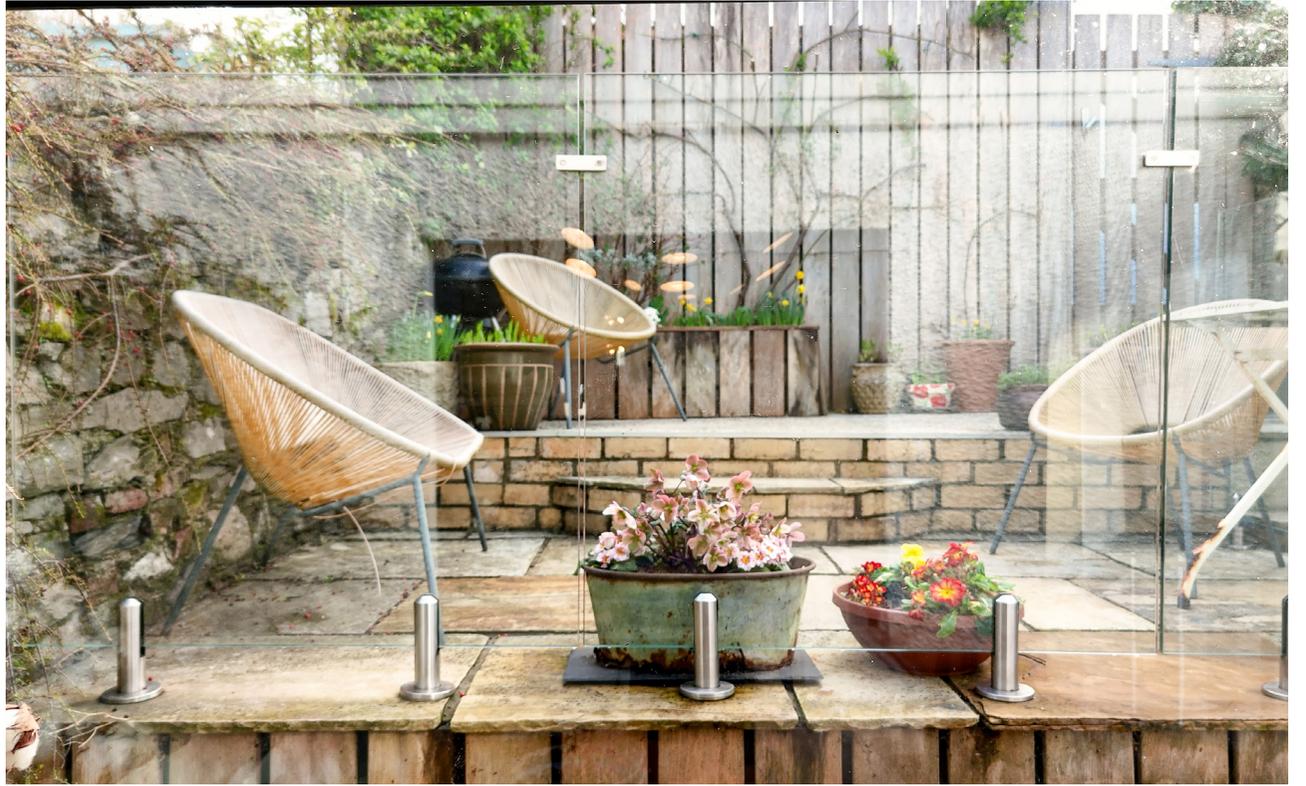
Tenure: Freehold

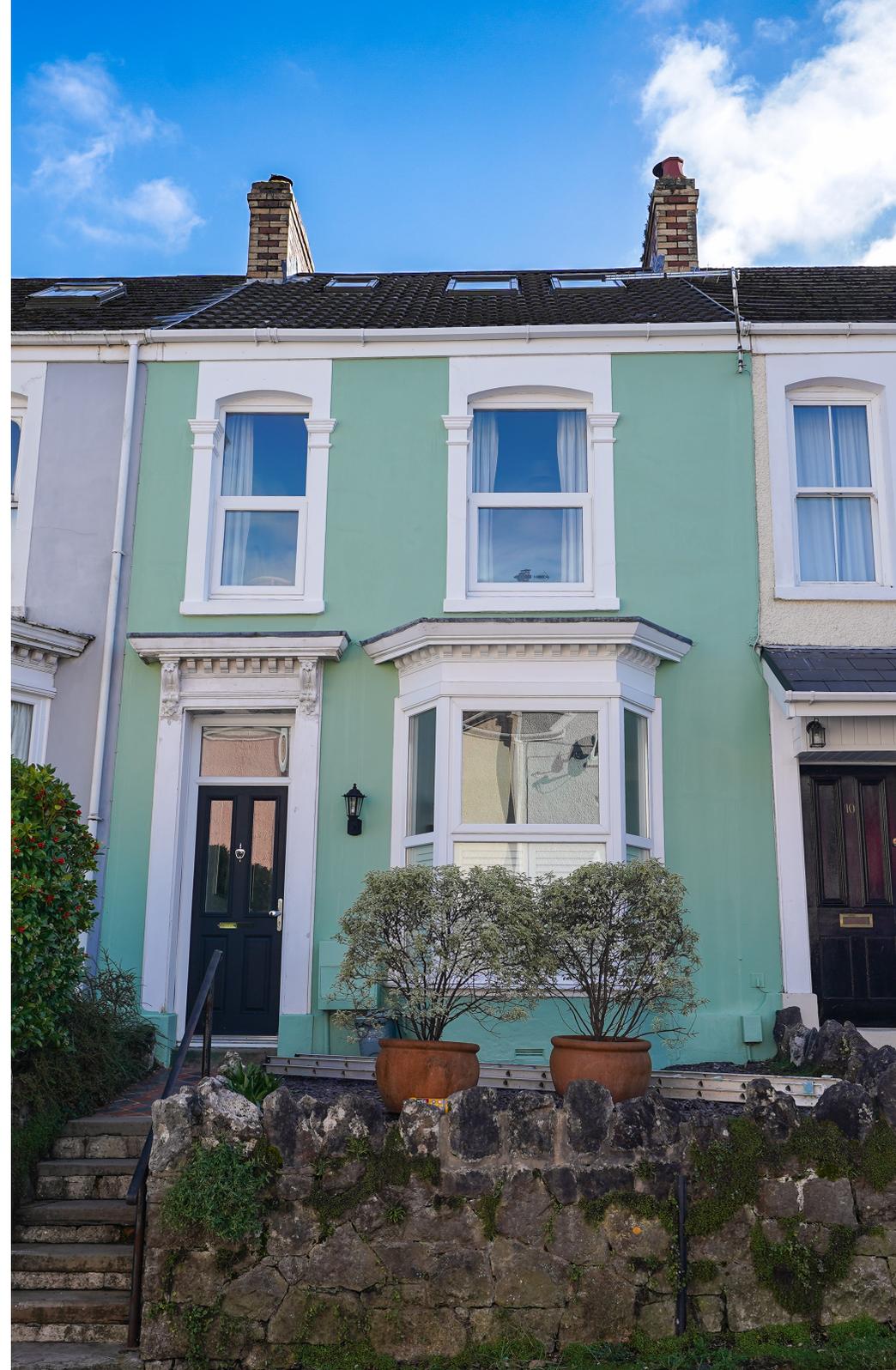
Services: Mains electricity,  
water and sewerage.  
Gas-fired central heating.

Council Tax Band: E  
(£2,619 per annum)

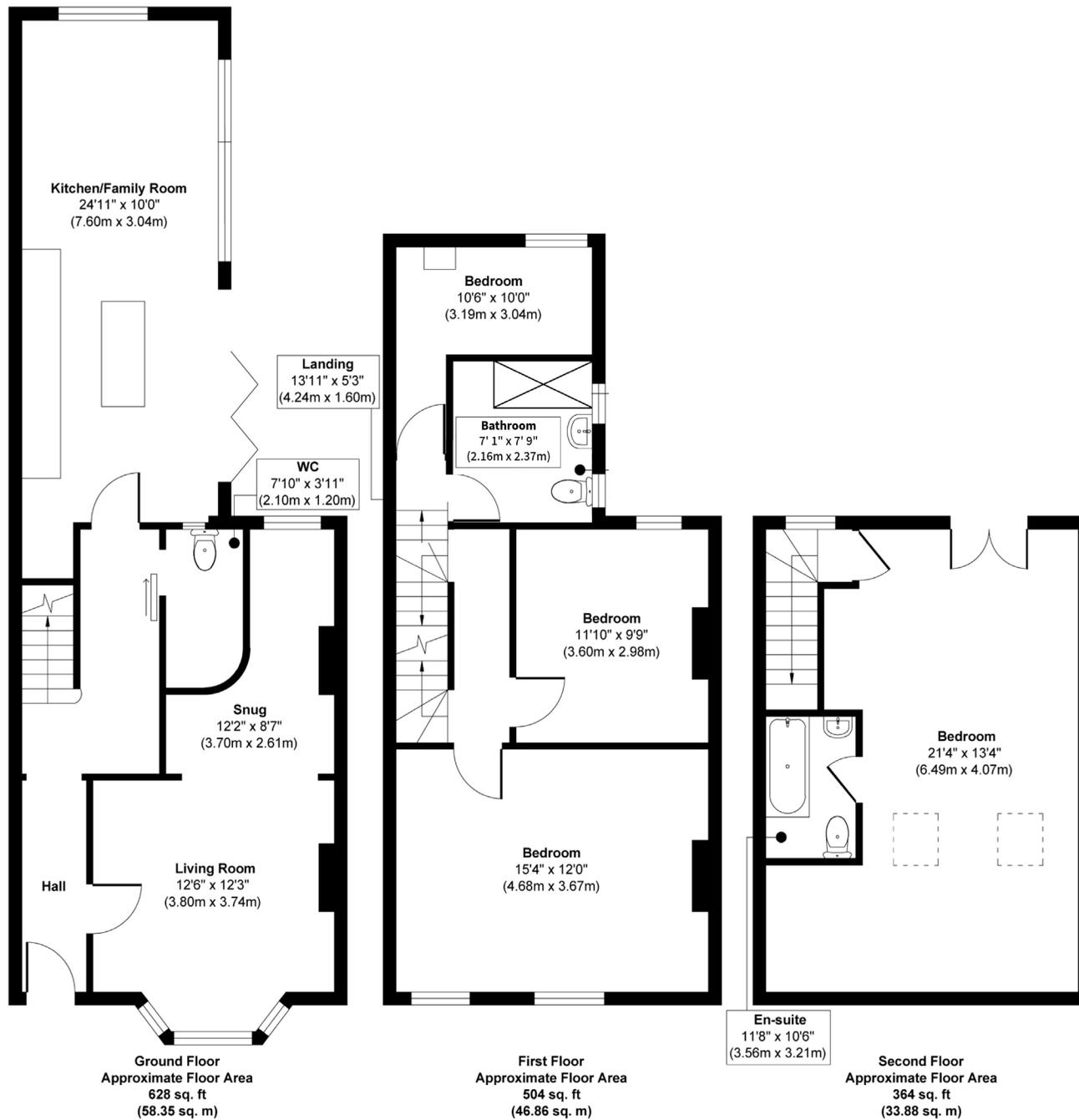
EPC Rating: D











**Approx. Gross Internal Floor Area 1496 sq. ft / 139.09 sq. m**

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

Produced by Elements Property

## The Location

Westbourne Place sits in the very centre of Mumbles — a location that combines village warmth with coastal energy.

Boutiques, galleries and independent cafés line Newton Road and the seafront promenade, all within approximately 200–400 metres. The sweeping curve of Swansea Bay begins just a short stroll away, with the promenade offering miles of coastal walking and cycling towards Swansea (approx. 5 miles).

For beach days, Langland Bay is approximately 1 mile away, with its iconic beach huts and brasserie, while Caswell Bay lies a little further along the coast at around 1.5 miles. Both form part of the breathtaking Gower Peninsula, the UK's first Area of Outstanding Natural Beauty, offering cliff walks, hidden coves and open countryside within easy reach.

Underhill Park (approx. 500 metres) provides tennis courts, football pitches and open green space. Mumbles Cricket Club and sailing facilities are also close by, reinforcing the area's strong sense of community.

The property falls within well-regarded local school catchments, with Newton Primary School approximately 0.7 miles away and Bishopston Comprehensive School approximately 3 miles away.

For commuting, Swansea city centre is around 5 miles distant, Singleton Hospital approximately 3 miles, and Swansea University's Singleton Campus around 3.5 miles. The M4 motorway (Junction 47) can be reached in approximately 20–25 minutes, linking efficiently to Cardiff, Bristol and beyond.

Living here means having the sea at the end of the road, excellent coffee within minutes, and countryside on your doorstep — all without relinquishing convenience.





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