



320 Mumbles Road, West Cross, Swansea, SA3 5AA

Six/Seven Bedrooms and Two Bathrooms
Gorgeous West Facing Garden
A Seamless Blend Of Period and
Contemporary Style

FREEHOLD

3,244 sqft

OFFERS IN THE REGION OF

£945,000

Period proportions, contemporary family living and the
seafront just moments away...





A beautifully composed six/seven-bedroom home close to the Swansea Bay promenade, combining the generous proportions of a period house with relaxed contemporary interiors, excellent family space and a west-facing garden.









a day spent with you
is my favourite day













Built in 1904, this handsome six/seven bedroom family home brings contemporary design and period character together with considerable ease. The accommodation extends to approximately 3,244 sqft, arranged over three floors, with generous reception space, a west-facing garden and ample private park-ing.

The house retains much of its original architectural detail, complemented by a thoughtful modern interior. Its proportions are immediately apparent in the principal reception room, which spans the full width of the house and is illuminated by two large windows. It is an elegant, comfortable room with the scale to accommodate distinct sitting areas.

To the rear is a superb kitchen and family room, designed as the sociable heart of the house.

The second reception room is an impressive space. The vaulted ceiling creates an impressive sense of height, while broad bi-fold doors open directly onto the terrace and west-facing garden. The transition between the house and garden feels natural, making this a particularly good space for family life and entertaining.

Practical rooms have been given equal consideration. A beautifully finished boot room provides an organised entrance for everyday use, accompanied by a utility room with WC and several useful stores.

Four spacious bedrooms occupy the first floor. The fifth bedroom here is currently arranged as a dressing room. Two enjoy attractive views towards Swansea Bay, while the principal bedroom opens onto its own balcony. A beautifully appointed family bathroom serves this floor.

There are two further bedrooms on the second floor, together with an additional bathroom. This upper level works particularly well for older children, guests or those looking for quiet space in which to work from home.

The house is set well back from the road behind a large frontage. A broad drive-way provides plentiful parking and turning space. At the rear, the west-facing garden is principally laid to lawn, with a wide sun terrace adjoining the house. A separate deck along the southern side offers a secluded and sheltered place to sit and enjoy the sun throughout the day.







Tenure:
Freehold.

Services:
Mains electricity, gas, water and drainage; gas central heating. Solar Panels.

Council Tax:
Band G — approximately £3,730.48 for 2026/27

EPC:
D



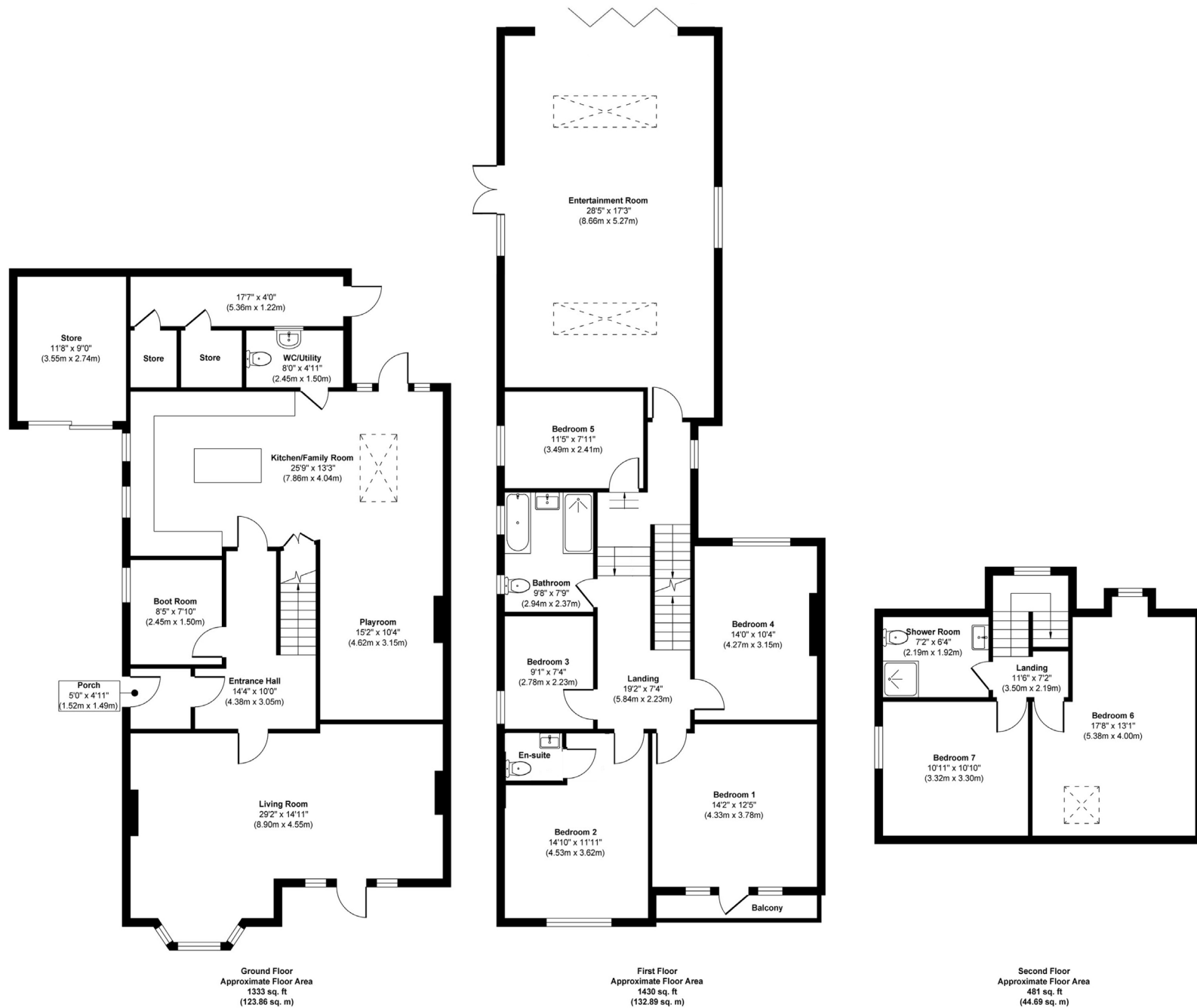












Approx. Gross Internal Floor Area 3244 sq. ft / 301.44 sq. m

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

The Location

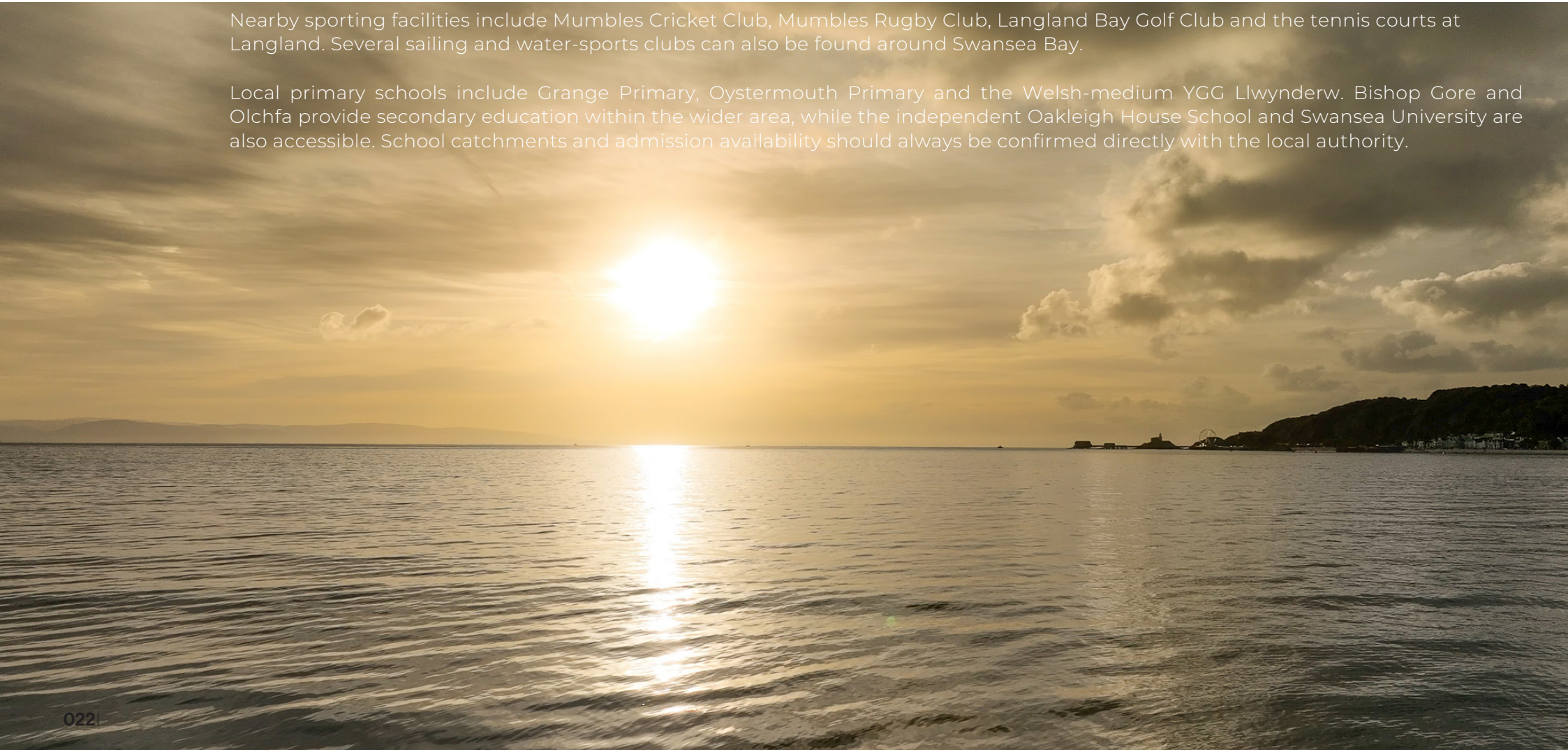
320 Mumbles Road occupies a particularly convenient position between West Cross and Mumbles, with the Swansea Bay promenade only a short walk away. From here, the largely level waterfront route leads directly into Mumbles, making it easy to reach the village on foot or by bicycle.

Mumbles is approximately 500 metres away and offers an excellent collection of independent shops, cafés and restaurants, alongside everyday amenities, galleries and the boutiques of Newton Road. The promenade continues around the bay towards Bracelet Bay, the lighthouse and the coastal paths beyond.

Southend Gardens, Oystermouth Castle and the seafront are all within easy reach. Langland Bay is approximately 1 mile away, with Caswell Bay a little further along the coast. Both are popular throughout the year for swimming, surfing and coastal walks. The house is also well placed for access to the wider Gower Peninsula, the UK's first designated Area of Outstanding Natural Beauty.

Nearby sporting facilities include Mumbles Cricket Club, Mumbles Rugby Club, Langland Bay Golf Club and the tennis courts at Langland. Several sailing and water-sports clubs can also be found around Swansea Bay.

Local primary schools include Grange Primary, Oystermouth Primary and the Welsh-medium YGG Llwynderw. Bishop Gore and Olchfa provide secondary education within the wider area, while the independent Oakleigh House School and Swansea University are also accessible. School catchments and admission availability should always be confirmed directly with the local authority.







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