



## Richmond Villa, 55 Overland Road, Mumbles, SA3 4EU

Five Bedrooms  
Two Bathrooms  
Off Street Parking

FREEHOLD

1,977 sqft

OFFERS IN THE REGION OF

**£545,000**

*A handsome village house with sea views, parking and the chance to create something truly special.*





A rare opportunity to acquire a substantial period home in Mumbles, enjoying sweeping views across Swansea Bay, generous off-street parking and wonderfully versatile accommodation arranged over four storeys. Requiring some modernisation and reconfiguration, this is a house with immense potential in a superb village location.













55 Overland Road is one of those increasingly rare opportunities in Mumbles – a sizeable semi-detached house with excellent proportions, lovely bay-fronted elevations, off-street parking and elevated views across Swansea Bay, all positioned just moments from the village centre and sea front.

The property now requires modernisation and remodelling, but offers exceptional scope for a purchaser to create a superb family home tailored to contemporary living. The accommodation currently extends to approximately 2,000 sqft and is arranged over four storeys, providing a flexibility that is difficult to find within the village itself.

The ground floor presently comprises a reception room to the front, alongside a kitchen and utility room to the rear. Above, on the raised ground floor, there is a further generous reception room enjoying an elevated outlook, together with a bedroom and ensuite shower room. This floor in particular offers exciting potential to create a dramatic open-plan kitchen and living space taking full advantage of the open aspect along Overland Road



On the first floor there are three bedrooms arranged around the landing, together with a shower room and separate WC. Three of the bedrooms throughout the upper floors enjoy particularly attractive sea views stretching out across Swansea Bay towards the coastline beyond.

The top floor provides a further bedroom suite with ensuite facilities, which enjoys fabulous panoramic views over the bay.

Externally, the property benefits from valuable off-street parking to the front and side – something of a premium within central Mumbles – while the outside space is low maintenance and manageable. Whilst the gardens are modest in size, the position of the property means the beaches, promenade, boutiques, wine bars, restaurants and cafes of Mumbles are all within a short walk, making this a highly appealing lifestyle purchase.

This is unquestionably a project, but one with huge potential. For buyers looking to create a substantial coastal home in a prime village setting, opportunities such as this are becoming increasingly difficult to find.



Tenure:  
Freehold

Services:  
All mains services  
connected. Gas  
central heating.

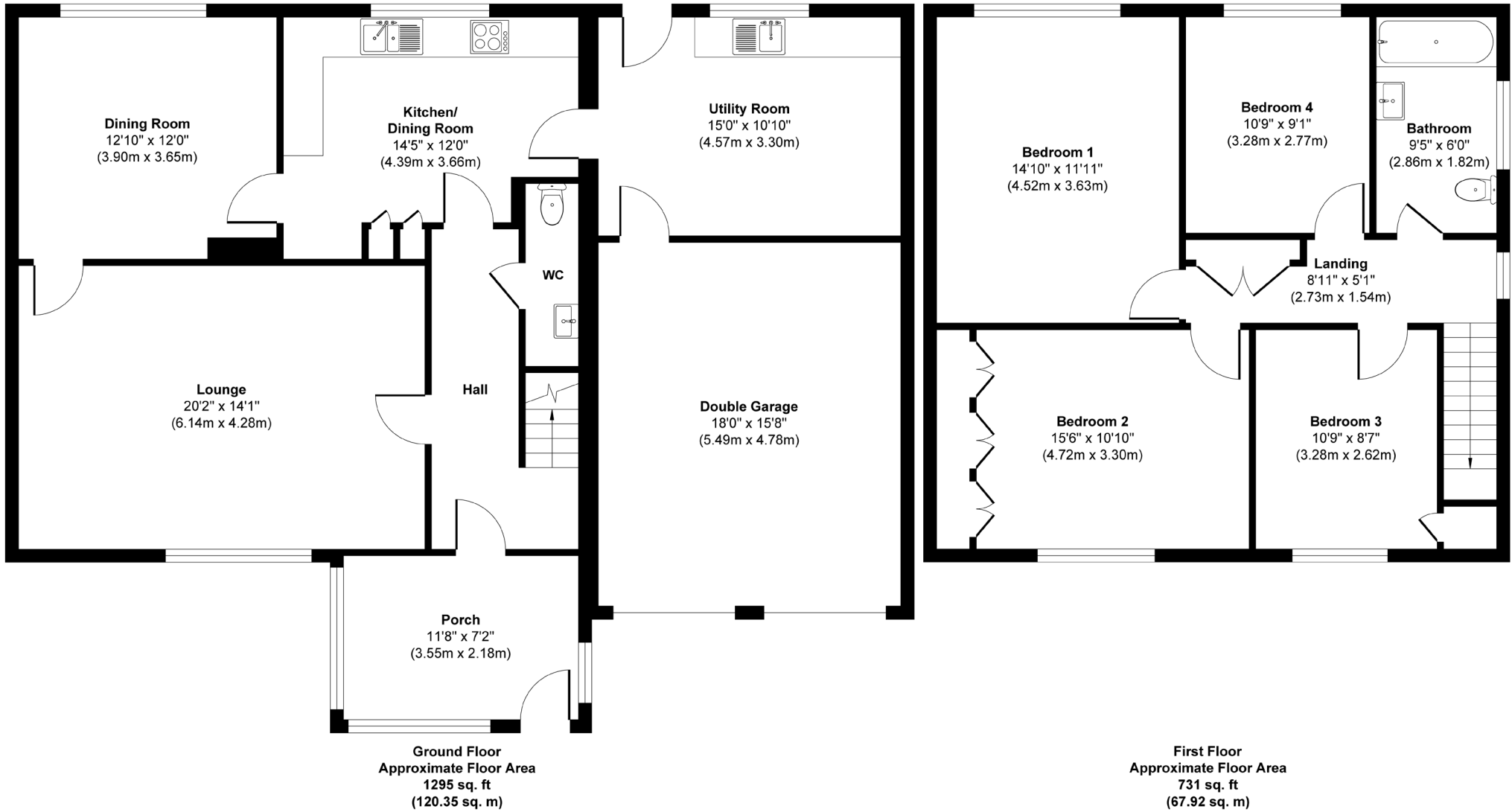
Council Tax Band:  
F (£3,095p.a.)

EPC Rating: D









**Approx. Gross Internal Floor Area 2026 sq. ft / 188.27 sq. m (Including Garage)**  
**Approx. Gross Internal Floor Area 1756 sq. ft / 163.18 sq. m (Excluding Garage)**

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

## The Location

Overland Road is perfectly positioned in the centre of Mumbles, widely regarded as one of South Wales' most desirable coastal villages. From the house it is just a short stroll to the bustling village centre, where an excellent mix of independent boutiques, cafes, restaurants, wine bars and galleries create a vibrant yet relaxed atmosphere throughout the year.

The sea front and promenade are within easy walking distance, offering wonderful walks towards Bracelet Bay and The Mumbles Pier in one direction, and all the way along Swansea Bay towards the city in the other. Langland Bay and Caswell Bay, both famed for their golden sands and excellent surfing conditions, are also close by.

For day-to-day convenience, there are nearby supermarkets, delicatessens, coffee shops and local services all within walking distance, whilst sporting facilities including tennis clubs, golf clubs, sailing and watersports are readily accessible around the bay and Gower coastline.

Families are drawn to the area for its well-regarded schools, with the property falling within the catchment area for Oystermouth Primary School and Bishop Gore Comprehensive School.

Despite its coastal setting, Mumbles also remains well connected. Swansea city centre is approximately 5 miles away, Swansea University Singleton Campus and Singleton Hospital are within easy reach, and the M4 motorway at Junction 47 is approximately 12 miles distant, providing onward access towards Cardiff, Bristol and London.

The wider Gower Peninsula — Britain's first designated Area of Outstanding Natural Beauty — is also on the doorstep, offering some of the UK's most beautiful coastline, beaches and countryside.





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