



## 11 Caswell Drive, Caswell, Swansea, SA3 4RJ

Four Bedrooms  
Two Bathrooms  
Two Reception Rooms  
Double Garage

FREEHOLD

2,255 sqft

OFFERS IN THE REGION OF

**£639,995**

*A beautifully positioned family house  
with space, sunlight and the chance to  
create something truly special.*





A spacious detached family home with generous gardens, a double garage and excellent potential, quietly positioned close to Caswell Bay.

Tucked away at the top of Caswell Hill, this detached family home occupies a wonderfully peaceful position within one of Gower's most sought-after residential settings.

Having been a much-loved home for many years, the property now offers an exciting opportunity for a new owner to update and reimagine a house of genuine scale and substance in a superb coastal location.











11 Caswell Drive is a substantial four bedroom detached home extending to approximately 2255sqft, arranged over split levels and occupying a generous plot in this highly regarded coastal setting.

The property has been carefully maintained and clearly cherished over the years, offering bright and practical accommodation throughout. Whilst some cosmetic updating would now allow a purchaser to modernise the interiors to their own tastes and requirements, the house already provides an excellent layout for family life with wonderfully balanced living spaces and excellent natural light.

Approached via a spacious driveway leading to the integral double garage, the house opens into an impressively sized reception hall which forms the heart of the home. From here, the accommodation flows naturally around the central staircase and split-level design.

To the rear of the property, the kitchen and separate sitting room both overlook the garden, with the sitting room enjoying sliding doors opening directly onto the sunny rear terrace and lawns beyond. A utility room sits conveniently off the kitchen, while a fourth bedroom and cloakroom/WC on this level offer flexibility for guests, home working or multi-generational living.



Positioned on the intermediate split level is a particularly striking principal reception room. Exceptionally bright and generous in scale, this room enjoys a broad picture window and sliding doors opening onto a balcony overlooking the front gardens, creating a lovely elevated outlook and an abundance of natural light.

On the first floor there are three spacious double bedrooms and a large family bathroom. The principal bedroom further benefits from its own ensuite shower room.

Externally, the house sits comfortably within its mature plot. The rear garden is a real highlight – private, sunny and generously proportioned, with established planting, lawns and plenty of space for family life, entertaining or future landscaping projects. To the front, the broad driveway provides ample off-street parking in addition to the integral double garage.



Tenure:  
Freehold

Services:  
All mains services  
connected. Gas central  
heating.

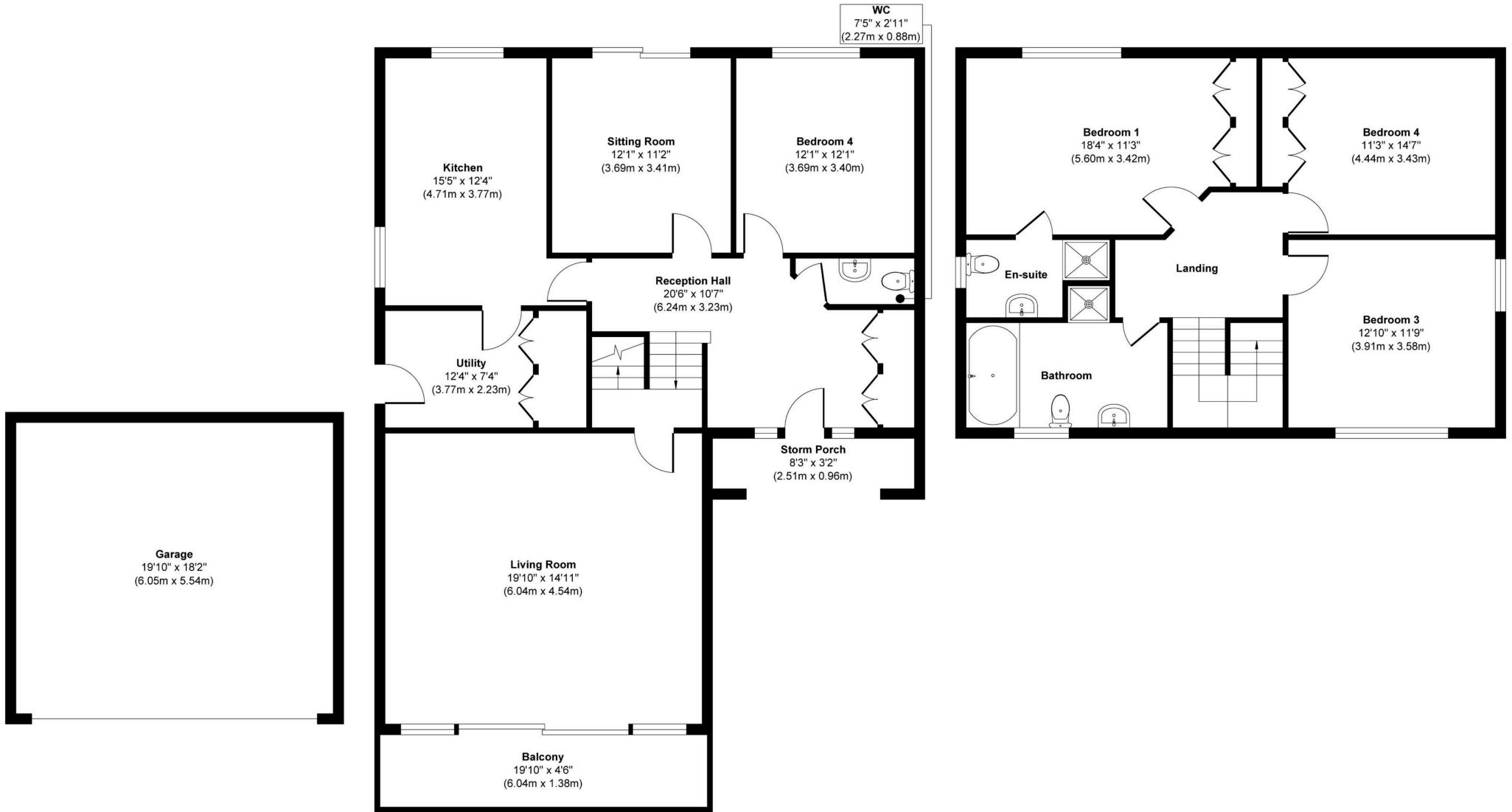
Council Tax Band:  
G (£3,571p.a.)

EPC Rating: D









Lower Ground Floor  
 Approximate Floor Area  
 360 sq. ft  
 (33.51 sq. m)

Ground Floor  
 Approximate Floor Area  
 1131 sq. ft  
 (105.09 sq. m)

First Floor  
 Approximate Floor Area  
 764 sq. ft  
 (71.03 sq. m)

**Approx. Gross Internal Floor Area 2255 sq. ft / 209.63 sq. m (Including Garage)**  
**Approx. Gross Internal Floor Area 1895 sq. ft / 176.12 sq. m (Excluding Garage)**

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

Produced by Elements Property

## The Location

Caswell remains one of the most coveted addresses on the Gower Peninsula, balancing a peaceful coastal atmosphere with excellent access to Mumbles, Swansea and the wider peninsula. Caswell Bay itself is approximately 0.7 miles away and is widely regarded as one of the finest beaches in the area, popular with swimmers, surfers and walkers alike. The spectacular cliff path leading towards Langland Bay and Pwll Du is nearby, offering some of the most beautiful coastal walks in South Wales.

Mumbles village is approximately 2 miles away and provides an excellent selection of independent boutiques, restaurants, wine bars and cafés, together with practical day-to-day amenities including supermarkets and local services. Langland Bay Golf Club is within easy reach, while nearby tennis clubs, sailing facilities and water sports further add to the lifestyle appeal of the area.

The property falls within the catchment area for the highly regarded Bishopston Comprehensive School, together with Caswell Primary School. Swansea University, Singleton Hospital and Swansea city centre are all readily accessible, while the M4 motorway at Junction 47 is approximately 11 miles away, offering convenient links east towards Cardiff, Bristol and London.

For those seeking access to nature, beaches and the wider Gower AONB, few locations offer such an enviable balance of coastal beauty and everyday convenience.





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Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. computer generated images are for illustrative purposes only.