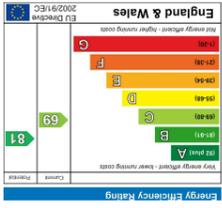


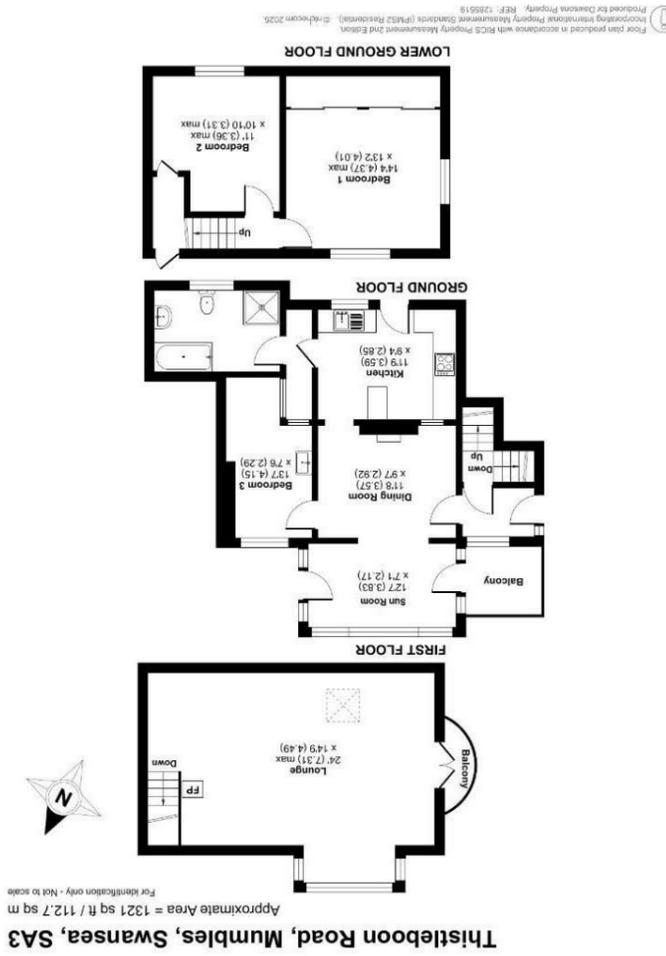
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



DAWSONS

**1 Briarhurst, Thistleboon Road**  
 Mumbles, Swansea, SA3 4HE  
**Offers Over £375,000**



## GENERAL INFORMATION

Those who value a truly scenic and lifestyle-rich setting will be captivated by this unusual and charming home. Uniquely positioned in an elevated spot on Mumbles Hill, directly beside the tranquil nature reserve, it offers an exceptional sense of privacy and connection to the outdoors.

Ideal for those who cherish peaceful surroundings, nature walks, and the health benefits of an active coastal lifestyle, the property is accessed via a rugged footpath away from the hustle and bustle of traffic and leading to beaches, woodland trails, and the coastal path—perfect for dog walkers and outdoor enthusiasts.

Despite its idyllic, rural feel, the home is only a 10-minute stroll from the vibrant heart of Mumbles Village, with its shops, bars, restaurants, seafront promenade, and the iconic Mumbles Pier—providing the rare luxury of seclusion and convenience in equal measure. Breathtaking sea views across Swansea Bay towards Oystermouth enhance the sense of escape, making this property a private retreat like no other. The property is offered for sale with no onward chain, ensuring a smooth and uncomplicated purchase for the next owner.

## FULL DESCRIPTION

### Entrance Hall

### Stairs Leading To Upper Floor Lounge

### Lounge

24' max x 14'9" (7.32m max x 4.50m)

### Dining Room

11'8" x 9'7" (3.56m x 2.92m)

### Sun Room

12'7" x 7'1" (3.84m x 2.16m)

### Kitchen

11'9" x 9'4" (3.58m x 2.84m)

### Hallway

### Bathroom



**Bedroom 3**  
13'7" x 7'6" (4.14m x 2.29m)

### Stairs To Lower Floor

### Landing

### Bedroom 1

14'4" max x 13'2" (4.37m max x 4.01m)

### Bedroom 2

11' max x 10'10" max (3.35m max x 3.30m max)

### Parking

There is no vehicle access directly to this property. Nearby parking is available via Swansea Council for up to 2 residential parking permits on nearby Thistleboon Road.

### Tenure

Freehold

### Council Tax Band

B

### EPC - C

### Additional Information

Please note there is no vehicle access to this property. The property is accessed via a coastal path with numerous steps, uneven ground, and no lighting.

The property is sold with no onward chain.

### Services

Mains gas, electric, water & drainage. There is a water meter. The current sellers broadband is currently with EE. Please refer to the Ofcom checker for further coverage information. Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

