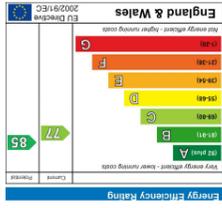
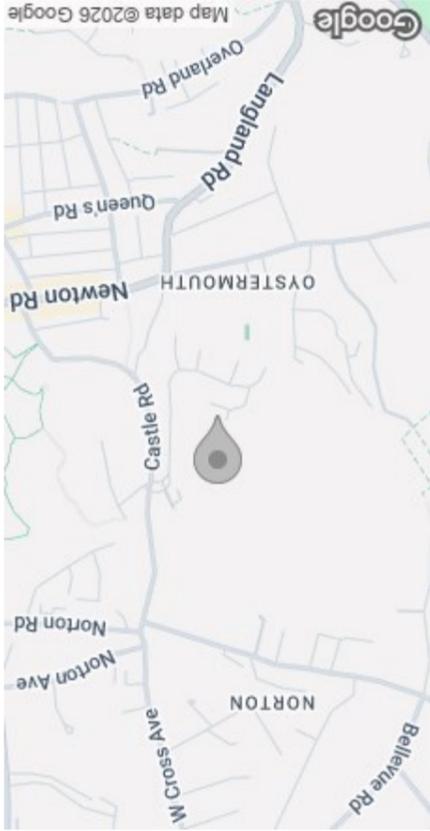


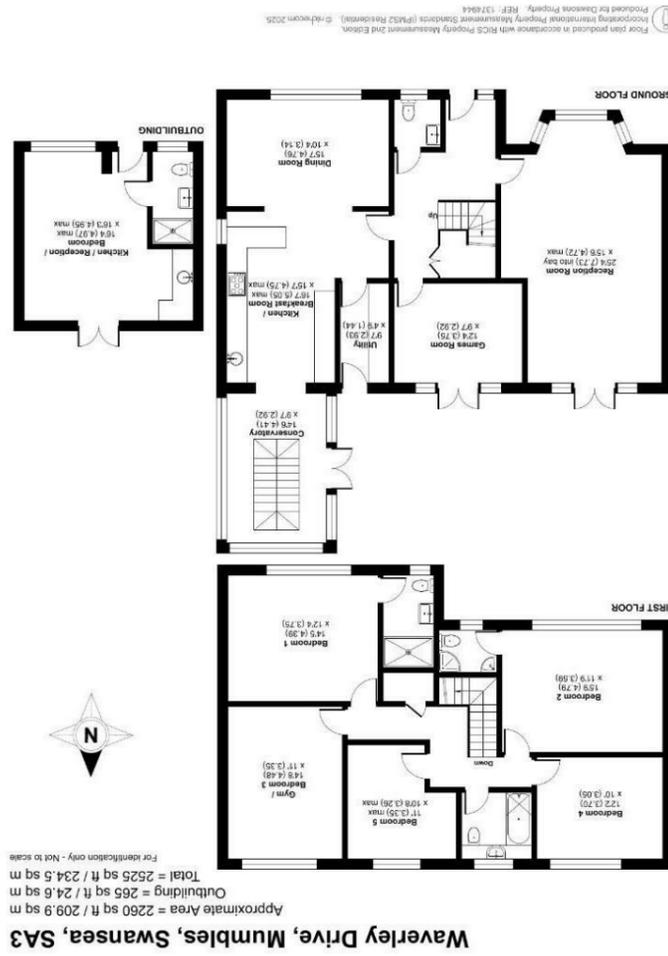
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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

**30 Waverley Drive**  
 Mumbles, Swansea, SA3 5SY  
**Offers In The Region Of £665,000**



## GENERAL INFORMATION

Nestled in a peaceful cul-de-sac position, within easy walking distance of Mumbles Village, this modern and spacious five-bedroom detached family home offers the perfect balance of contemporary living, family comfort, and coastal charm. Ideally situated close to boutiques, shops, restaurants, bars, and highly regarded primary schools, the property enjoys both convenience and tranquility.

Upon entering, the welcoming spacious hallway sets the tone for the home's modern style and light-filled interiors. The impressive open-plan kitchen/dining area is fitted with a range of sleek, modern units and quality appliances, flowing seamlessly into a bright conservatory that opens onto the rear gardens—ideal for entertaining or relaxed family living. The spacious lounge also features patio doors leading to the garden, while a further reception room, currently used as a games room, provides excellent versatility. A utility room and cloakroom/WC complete the ground floor accommodation.

To the first floor are five generous double bedrooms, two of which boast en-suite shower rooms, along with a stylish family bathroom serving the remaining bedrooms.

Externally, the property features gardens laid to lawn at the front, with side access leading to a private, enclosed, and level rear garden. The rear gardens include patio areas providing ample space for outdoor seating and entertaining.

A notable feature of this home is the converted double garage, now providing a self-contained annex. This fantastic additional space comprises an open-plan lounge/bedroom and kitchen area, along with a separate shower room. The annex enjoys its own enclosed private garden area, complete with a hot tub, offering an ideal retreat for guests, extended family, or potential rental income.

This exceptional property combines modern design, generous living spaces, and superb versatility in one of Mumbles' most desirable locations—perfect for families seeking a stylish and adaptable coastal home.

## FULL DESCRIPTION

### Entrance Hall

### WC

### Reception Room

25'4 into bay x 15'6 max (7.72m into bay x 4.72m max)

### Game Room

12'4 x 9'7 (3.76m x 2.92m)

### Kitchen / Breakfast Room

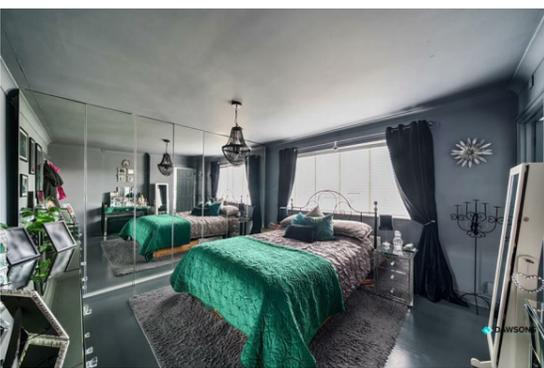
16'7 max x 15'7 max (5.05m max x 4.75m max)

### Dining Room

15'7 x 10'4 (4.75m x 3.15m)

### Utility Room

9'7 x 4'9 (2.92m x 1.45m)



### Conservatory

14'6 x 9'7 (4.42m x 2.92m)

### Stairs To First Floor

### Landing

### Bedroom 1

14'5 x 12'4 (4.39m x 3.76m)

### Ensuite

### Bedroom 2

15'9 x 11'9 (4.80m x 3.58m)

### Ensuite

### Bedroom 3 / Gym

14'8 x 11' (4.47m x 3.35m)

### Bedroom 4

12'2 x 10' (3.71m x 3.05m)

### Bedroom 5

11' max x 10'8 max (3.35m max x 3.25m max)

### Bathroom

### Annex

### Kitchen / Reception / Bedroom

16'4 max x 16'3 max (4.98m max x 4.95m max)

### Shower Room

### Tenure

Freehold

### Council Tax Band

H

### EPC - C

### Services

Mains gas, electric, water & drainage, There is a water meter at the property. Broadband - The current supplier is virgin, the broadband type is fibre. Mobile - There are no known issues with mobile coverage using the vendors current supplier Vodafone. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.