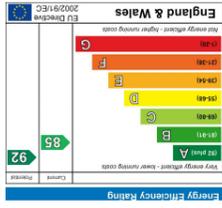
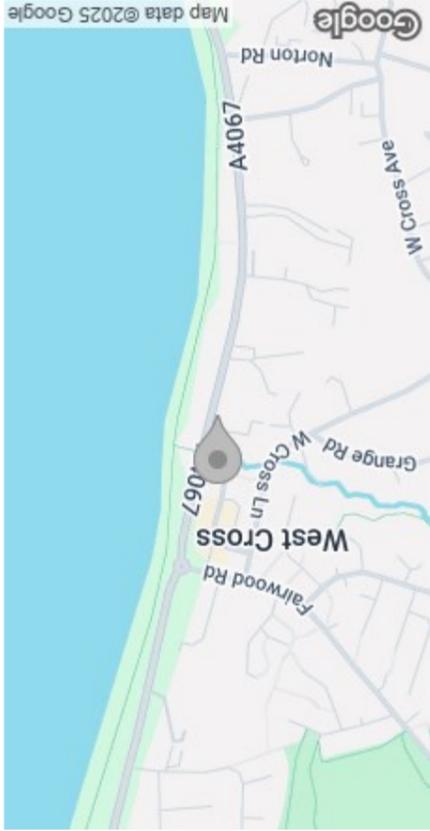


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



Mumbles Road, West Cross, Swansea, SA3
 Approximate Area = 1677 sq ft / 155.7 sq m
 Outbuildings = 96 sq ft / 8.9 sq m
 Total = 1773 sq ft / 164.6 sq m
 For identification only - Not to scale

FLOOR PLAN



GENERAL INFORMATION

We are delighted to present this charming three-bedroom home, boasting an enviable location with uninterrupted panoramic views over Swansea Bay and towards Mumbles Pier. Situated just a stone's throw from the scenic promenade, this property offers the perfect blend of coastal charm and modern convenience, with easy access to the vibrant village of Mumbles.

The thoughtfully designed accommodation features a spacious open-plan living area, seamlessly connecting the lounge, dining space, and contemporary kitchen—ideal for entertaining and family life. A separate utility room and WC add to the home's practicality.

The first floor comprises two well-proportioned bedrooms and a stylish family bathroom, while the second floor is dedicated to an impressive master suite. This private sanctuary boasts a spacious walk-in wardrobe, offering ample storage and organization. The suite is complemented by a modern en-suite shower room offer a perfect blend of style and functionality.

Outside, the property offers a front patio, perfect for soaking in the stunning sea views, while the enclosed, low-maintenance rear garden with paved patio and Astro turf lawn area provides a private space for relaxation or alfresco dining. An additional timber summerhouse offers storage and ideal home office space. The property comes with 2 parking spaces to the rear of the property.

With its unbeatable location, breath taking views, and well-designed living space, this home offers a truly exceptional coastal lifestyle. Early viewing is highly recommended.

EPC - B

FULL DESCRIPTION

Entrance

Lounge

20'11 x 16'4 (6.38m x 4.98m)

Utility Room

6'4 x 4' (1.93m x 1.22m)

WC

Kitchen / Breakfast Room

16'4 x 10'8 (4.98m x 3.25m)

Stairs To First Floor

Landing

Bedroom 2

16'6 x 11'5 max (5.03m x 3.48m max)



Bedroom 3

16' x 10'1 (4.88m x 3.07m)

Bathroom

Stairs To Second Floor

Bedroom 1

23'3 max x 16'3 max (7.09m max x 4.95m max)

Dressing Room

6'7 x 5'7 (2.01m x 1.70m)

Ensuite

Outbuilding

7'2 x 3'11 (2.18m x 1.19m)

Garden Room/ Office

9'6 x 7'2 (2.90m x 2.18m)

Tenure

Freehold

Council Tax Band

F

Additional Information

There are restrictive covenants within the title of this property which include, no holiday lets permitted, no commercial vehicles and caravans/mobile homes are permitted.

For a full list of the covenants please contact branch.

There is a £382.00 annual fee (2025/2026) for maintenance on communal areas to the rear.

Services

Mains gas, electric, water & drainage. The current sellers broadband is currently with Sky. 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.

