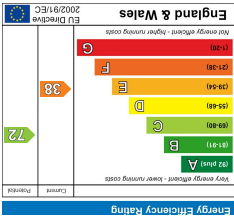


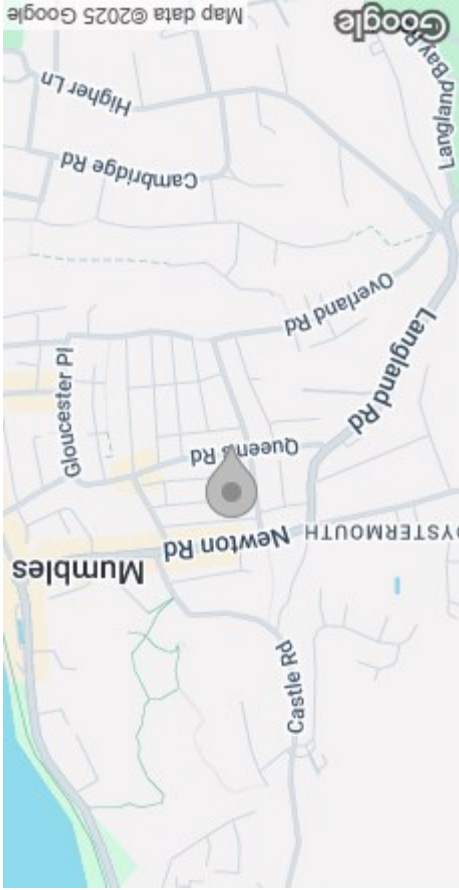
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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EPC



AREA MAP



FLOOR PLAN



70 Queens Road
Mumbles, Swansea, SA3 4AN
Asking Price £485,000

5 2 2 F

GENERAL INFORMATION

Dawsons are delighted to present this beautifully extended and sympathetically refurbished five-bedroom semi-detached period property, ideally located in the heart of the ever-popular Mumbles. Set within walking distance of award-winning restaurants, boutique shops, Swansea Bay promenade, and within the catchment for Oystermouth Primary School, this stunning family home blends timeless character with modern comforts.

Behind a quaint front courtyard, the home opens into a welcoming hallway with wood effect floors and traditional features. The formal lounge and family room boast cast iron fireplaces and decorative coving, flowing into a light-filled kitchen/diner with vaulted ceiling, Velux skylights, a utility room and access to the rear garden. A downstairs WC adds convenience.

Upstairs, the first floor offers a luxurious family bathroom, three bedrooms including a generous master with en-suite, and a smaller room ideal as a nursery or study. Two further bedrooms are located on the second floor, both with Velux windows and eaves storage, perfect for guests or teenagers.

The rear garden is arranged over two levels with a spacious terrace for entertaining, a lawn, and decking area for relaxation.

This is a rare opportunity to own a substantial and stylish home in one of Swansea's most sought-after coastal locations, rich in period detail, thoughtfully updated, and ready to enjoy.

FULL DESCRIPTION

Entrance Porch

Hallway

Lounge
12'4 x 12' (3.76m x 3.66m)

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

Kitchen / Diner
16'7 x 14' (5.05m x 4.27m)

Utility Room

WC

Stairs To First Floor

Landing



Bedroom 1
12'1 x 11'8 (3.68m x 3.56m)

Ensuite
8'4" x 4'4" (2.552m x 1.324m)

Bedroom 2
12'11 x 9'9 (3.94m x 2.97m)

Bedroom 3 / Study

Bathroom
9'6 x 8'1 (2.90m x 2.46m)

Stairs Leading To Second Floor

Landing

Bedroom 4
11' x 6'9 (3.35m x 2.06m)

Bedroom 5
10'7 x 6'5 (3.23m x 1.96m)

Parking
Parking is available to the front of this property via residents parking. Buyers are advised to contact the local authority regarding parking permit availability and costs.

Tenure
Freehold

Council Tax Band
F

EPC - F

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

