

# MUMBLES RESIDENCES

LATERAL LIVING IN THE HEART OF MUMBLES



MUMBLES RESIDENCES  
512 MUMBLES ROAD  
MUMBLES  
SA3 4BU



**JOULES**  
*beside the SEASIDE*

**MUMBLES  
RESIDENCES**

**SEASALT**  
CORNWALL

**JOSHUA'S**

24 HOUR CAFE & DINER



# MUMBLES RESIDENCES

Truly unique, luxury apartments offering lateral living on Mumbles Waterfront and in the heart of the village.

Beautiful Sea Views From Every Apartment

There are four apartments in total offering 2 and 3 bedrooms.

The apartments range in size from 1,384 sqft to 1,817 sqft.

All apartments serviced by lift and stairs.

The penthouses have breathtaking 250sqft roof terraces overlooking Swansea Bay.

The first floor apartments have stunning original floor to ceiling bays with French windows which open to bring the outdoors in.

All bedrooms are luxury doubles, all master suites have ensembles and dressing rooms and the apartments offer a guest cloakroom and utility...





# MUMBLES

A beautiful seaside village with the history and culture of Gower at its heart.

The sounds of the sea are always present in Mumbles; the vibrant and cosmopolitan centre where retail therapy and dining out go hand in hand with gazing over the water, or a wander along the seafront promenade to the famous Victorian Pier and iconic lighthouse.

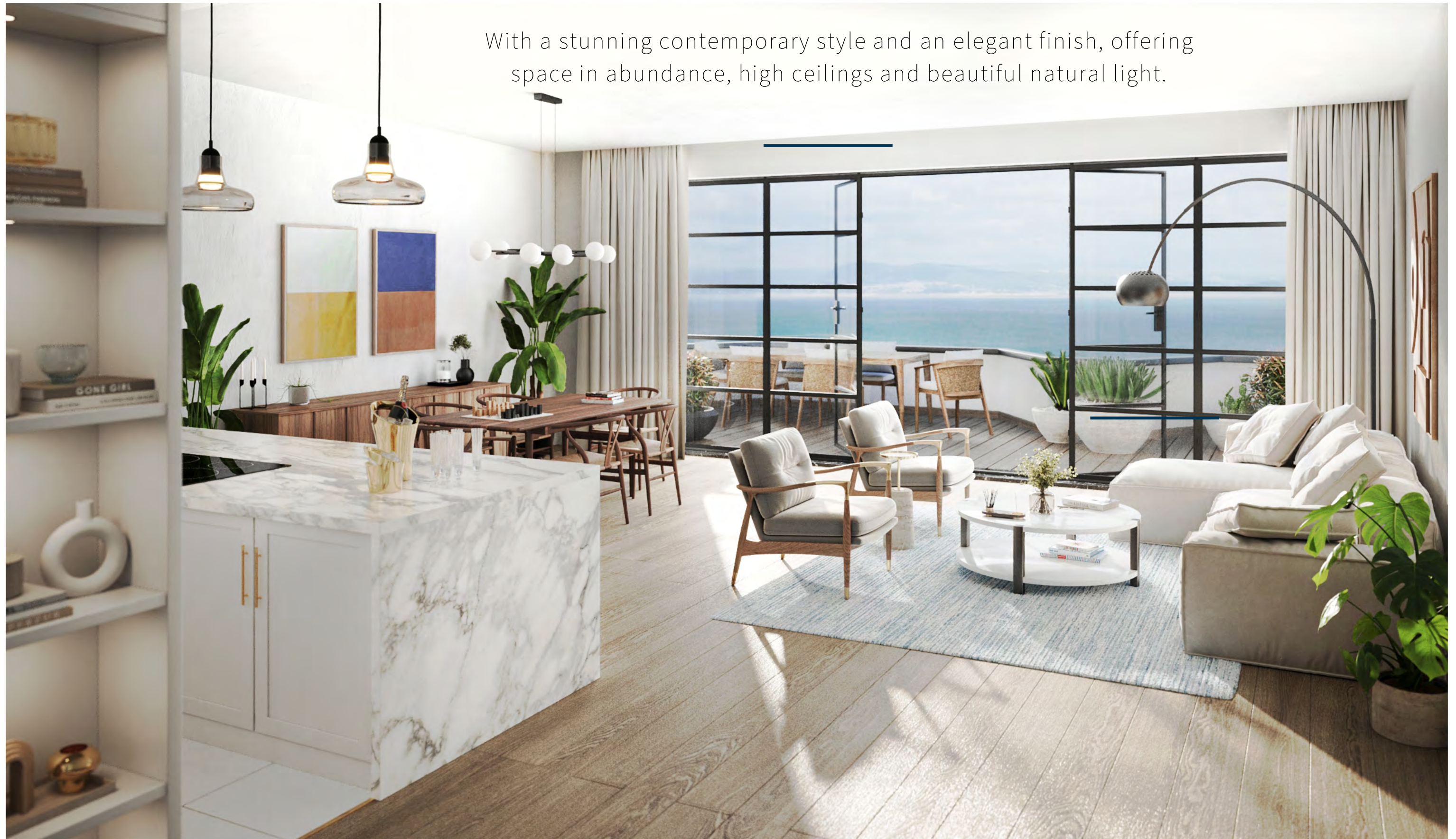
“As you wander down the bustling high street, complete with fishmongers, butchers and grocers, along with art galleries and a thriving café culture, it’s easy to picture this pretty seaside village as the flourishing Victorian resort it once was. The five-mile long promenade stretches all the way to Swansea’s maritime quarter. In the summer, visitors can take the land train to the well-preserved pier, where they can enjoy the same stunning views across the bay that attracted hordes of Victorian holiday-makers at the end of the 19th century.”

Coast Magazine





With a stunning contemporary style and an elegant finish, offering space in abundance, high ceilings and beautiful natural light.





Designed around expansive rooms and huge windows, the apartments are crisp and clean in style while finished with the highest quality materials; understated yet timelessly in vogue.





Accessed via a formal private entrance on Mumbles Road with stairs leading up to the first floor apartments, and on to the lift and stairwell at the rear of the building.

The lift (to all floors) can also be accessed on the ground floor via the private rear entrance to the building.







# LEASEHOLD INFORMATION

125 year lease

Service Charge: Available on request

Ground Rent: £25 p.a. Fixed



# Apartment A

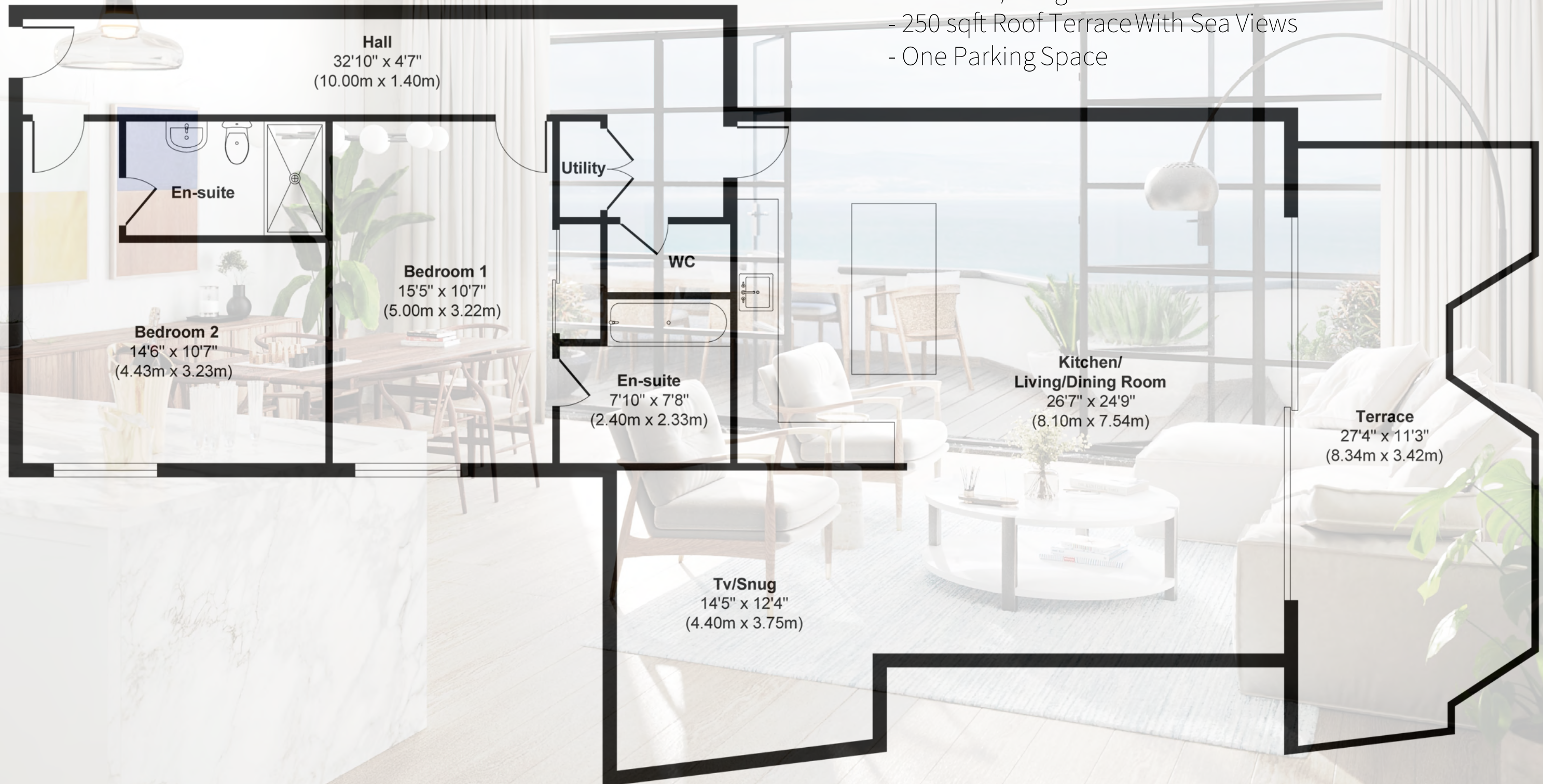
- Penthouse (2nd floor with lift)
- 1,497sqft (139sqm) plus roof terrace
- Two Bedrooms (both ensuite)
- Utility Room and Guest WC
- 250 sqft Roof Terrace With Sea Views
- One Parking Space





# Apartment B

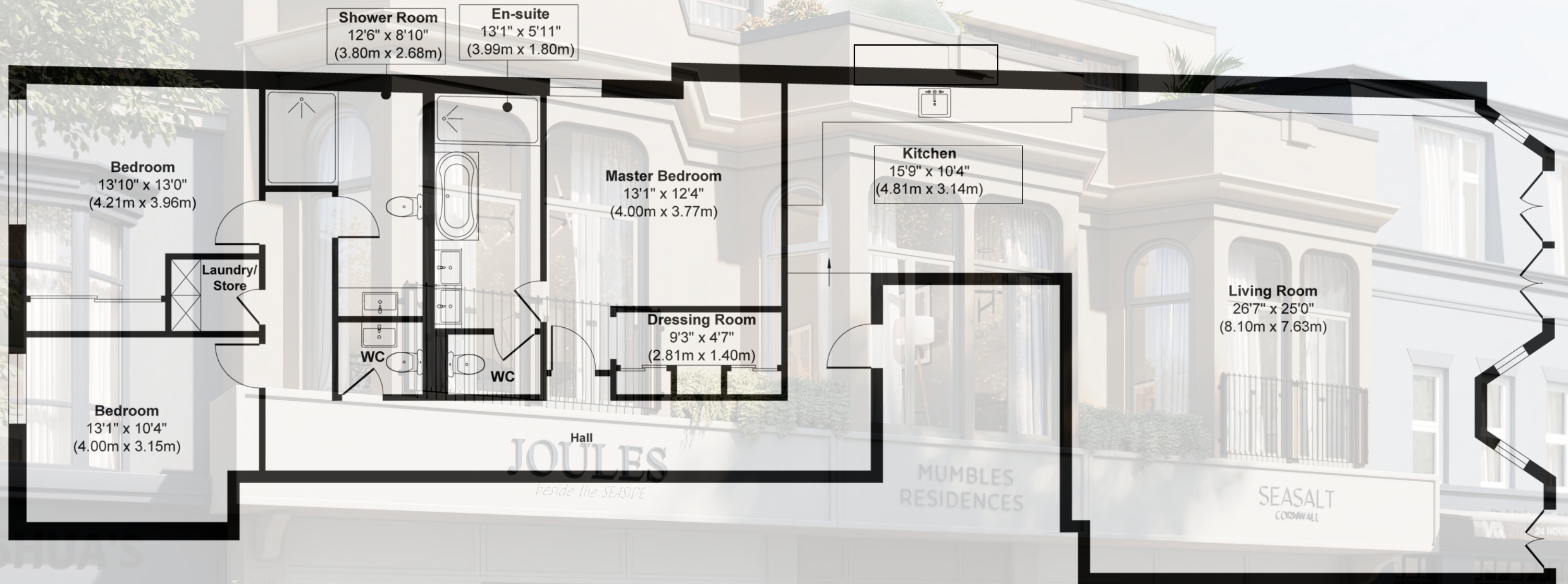
- Penthouse (2nd floor with lift)
- 1,510sqft (140sqm) Plus Roof Terrace
- Two Bedrooms (both ensuite)
- Utility and Guest WC
- TV Room/Snug
- 250 sqft Roof Terrace With Sea Views
- One Parking Space





# Apartment C

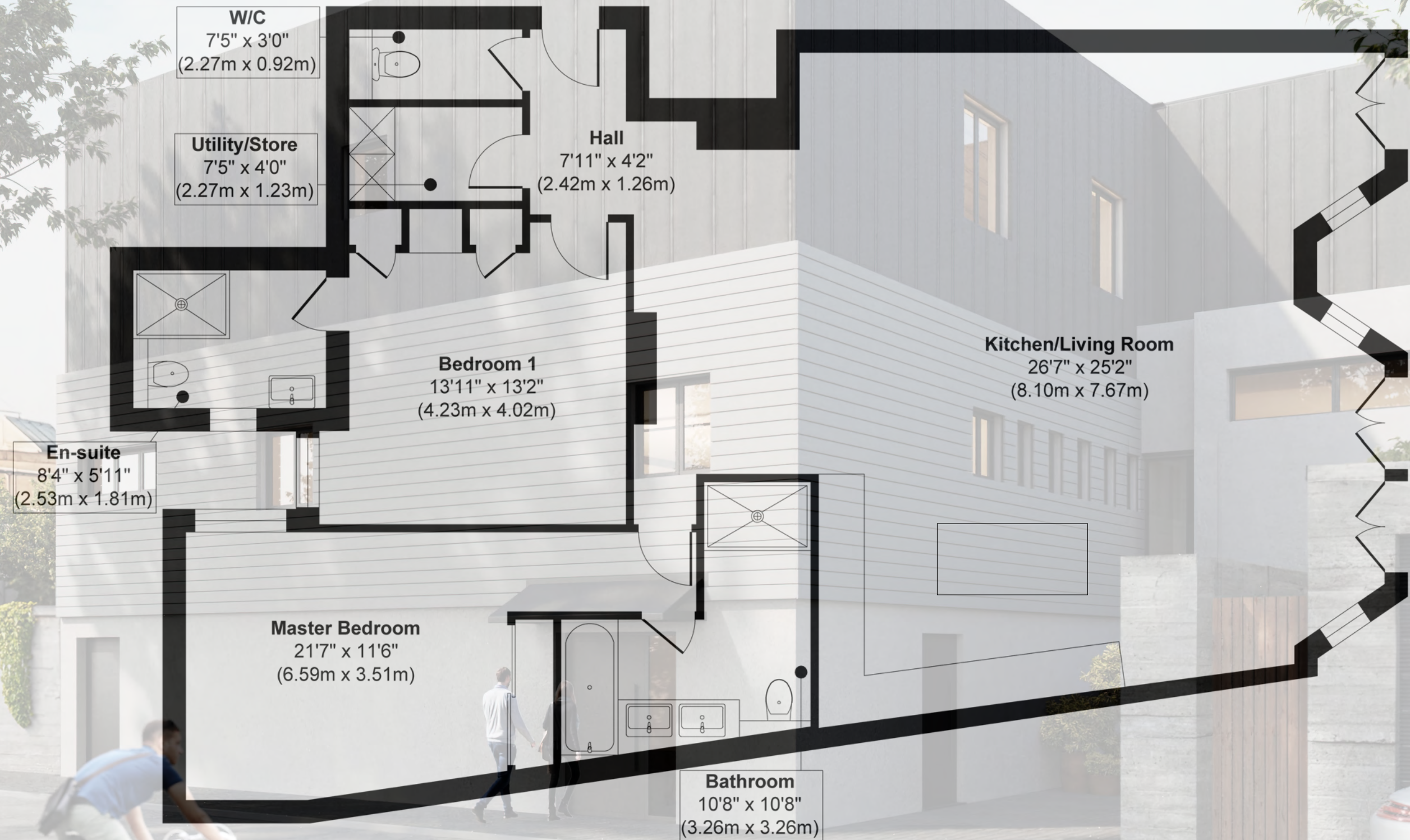
- First Floor (Lift or Stairs)
- 1,817sqft (169sqm)
- Three Bedrooms (Master Ensuite)
- Floor to Ceiling Bay Windows
- Stunning Sea Views





# Apartment D

- First Floor (Lift or Stairs)
- 1,384sqft (129sqm)
- Three Bedrooms (Both Ensuite)
- Floor to Ceiling Bay Windows
- Stunning Sea Views





# SPECIFICATION

## WARRANTY

6 year structural warranty

## HEATING

Energy efficient air source heat pump system with under floor heating to all apartments.

## ELECTRICAL

Fibre optic cabling to all apartments.

Generous number of double electrical sockets to each room

Aerial points to kitchen, lounges and bedrooms

Video Camera entry system to both front and rear entrances

Integrated fire alarm system with smoke detectors and mist suppression sprinkler system to all apartments.

## KITCHEN

Cambridge Shaker style Kitchen (choice of seven colours) from Jigsaw.

Built in NEFF appliances - dishwasher, oven, integrated fridge freezer, microwave and dishwasher.

Quartz marble tops throughout kitchen (choice of colours)

Plumbing and space for washing machine and dryer in utility

## DECORATION

Off white or similar vinyl matt emulsion finish to all walls

White satin finish to all woodwork

## FLOORS

Engineered wood flooring to hallways and living space.

Tiled floors to kitchen area and bathrooms.

## SKIRTING AND ARCHITRAVES

Contemporary painted skirtings and architraves

## CEILINGS

All ceilings smooth painted white, square edge corners

## DOORS AND WINDOWS

Painted flush contemporary doors

Oak pannelled front doors

Contemporary Aluminium windows to the penthouses.

Refurbished original windows to the first floor apartments.

## BEDROOMS

Fitted wardrobes to Master Bedrooms

## BATHROOMS

Duravit bathroom suites

White sanitary ware





A development by

# NEXTCOLOUR Limited.

The innovative luxury developer behind area defining residential and commercial schemes including Oysterwharf; Mumbles very own waterfront lifestyle quarter.

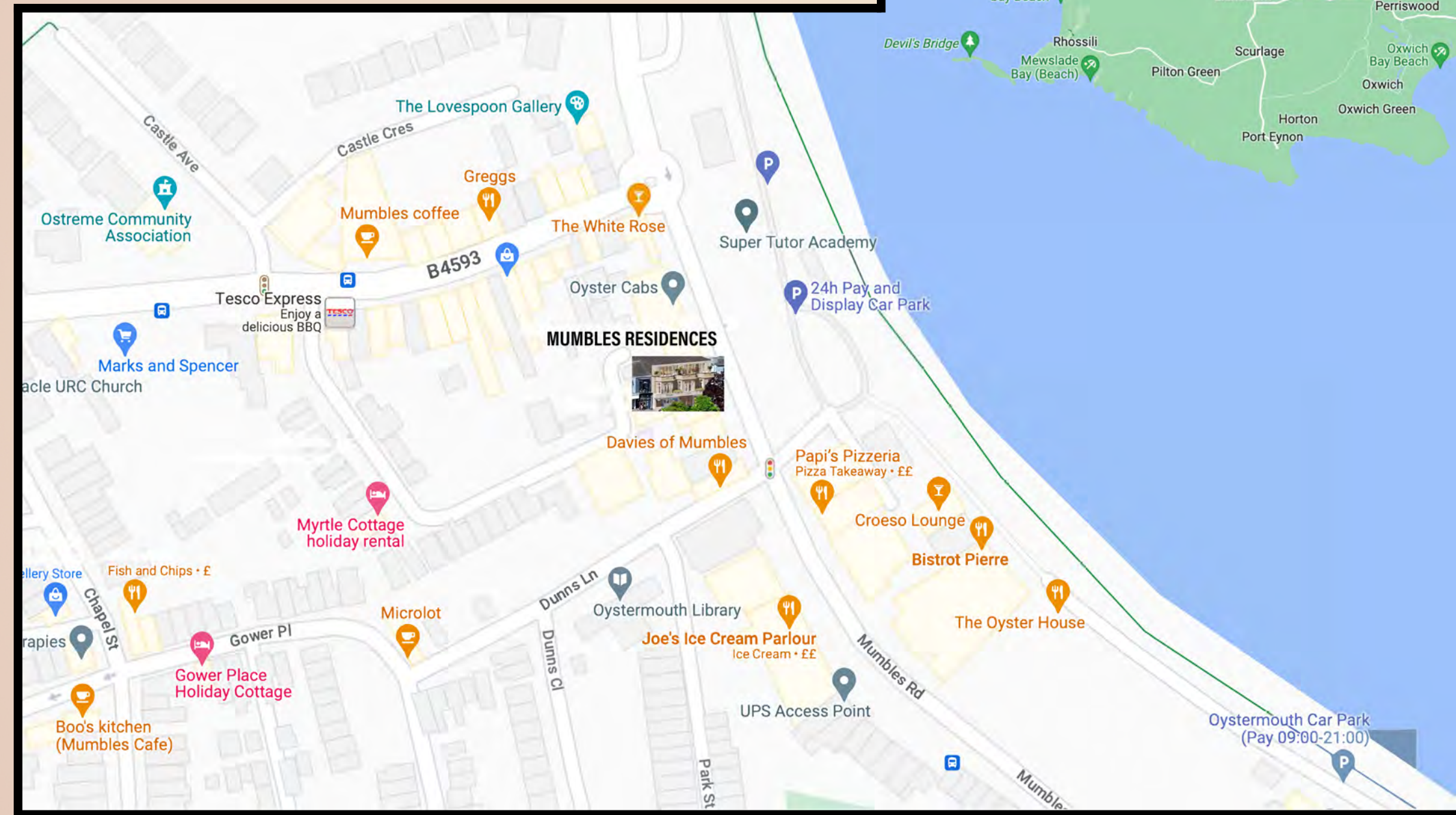
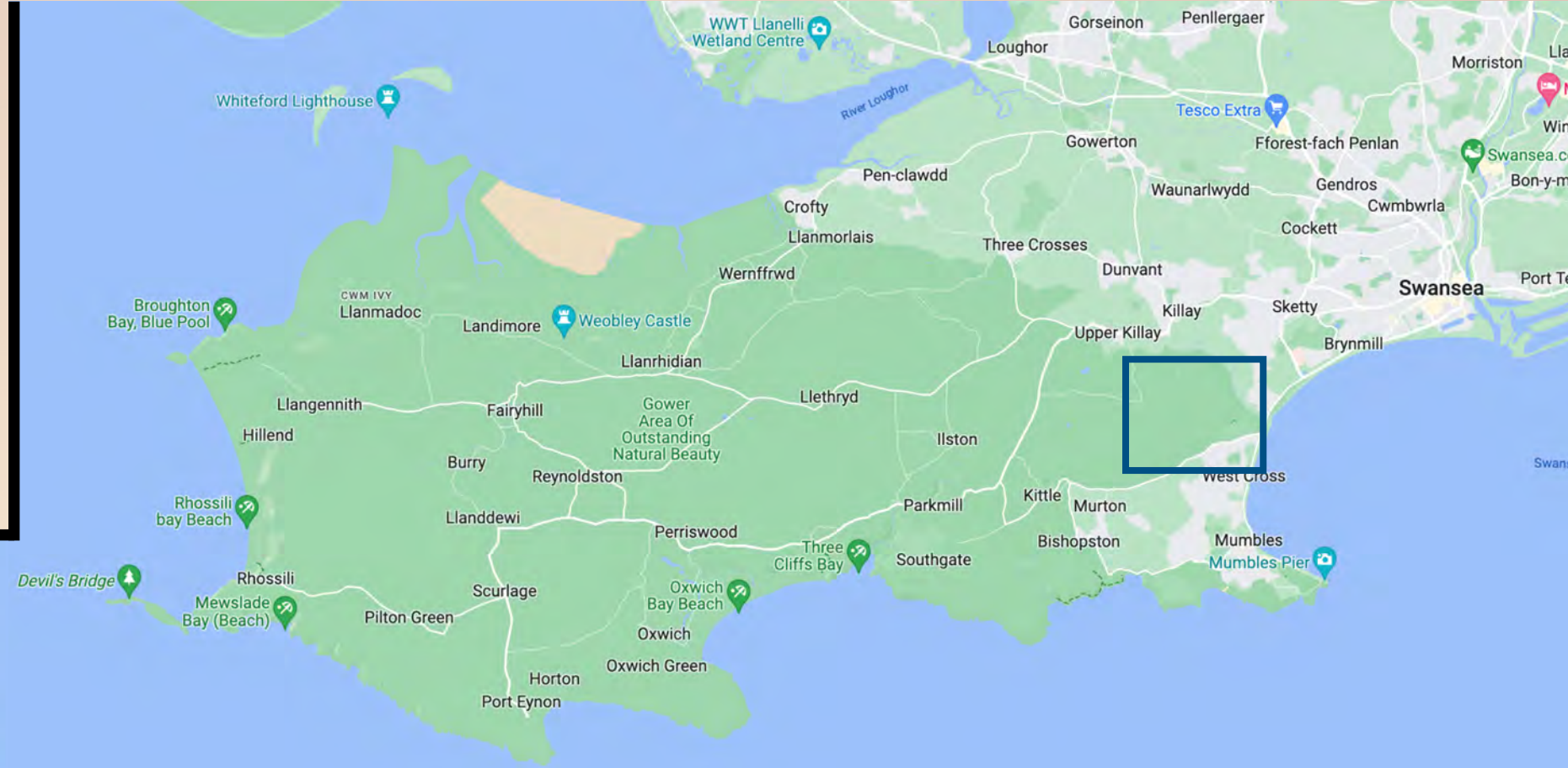




Mumbles Residences are nestled in the heart of Mumbles only a stones throw from the sea front promenade and Oysterwharf.

Marks and Spencers is 200m and the rest of the shops and eateries are within walking distance.

This could not be a better location to immerse yourself in the vibrant village life of Mumbles.



Other wonderful things to do that are almost on the doorstep include, Mumbles Nature Reserve and The Coastal Path. This location offers every opportunity to walk out into nature. or simply a maender along the sea front promenade. Local beaches include Limeslade and Bracelet Bay (1.2 miles) and Languard Bay (1 mile on foot). The beautiful Clyne Gardens are only 1.2 miles away also. This location also offers superb access to Mumbles Road for commuting into Swansea and the M4 beyond, and of course access to all the beaches Gower has to offer.



THE  
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The Developer reserves the right to make alterations to the specifications and elevational treatments without prior notice. These particulars are for guidance only and do not in any way form part of a warranty or guarantee. Please consult our sales negotiator for specific elevational treatments and details. Illustrations are of typical elevations. Please note that all dimensions indicated are approximate and plans are not shown to scale.