

12 Western Lane Mumbles, SA3 4DX



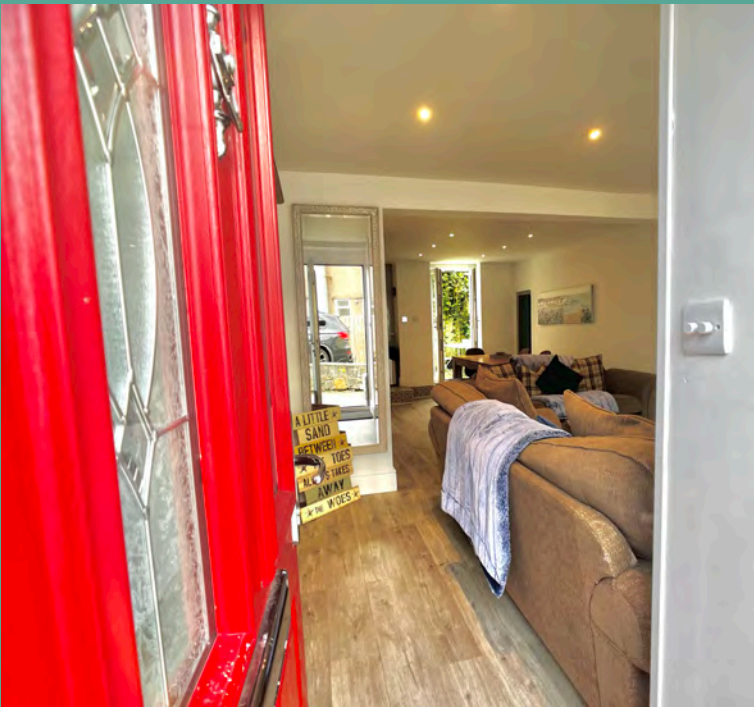
Located in the heart of Mumbles village, this beautifully presented period cottage offers two double bedrooms, a versatile loft room, and stylish open-plan living.

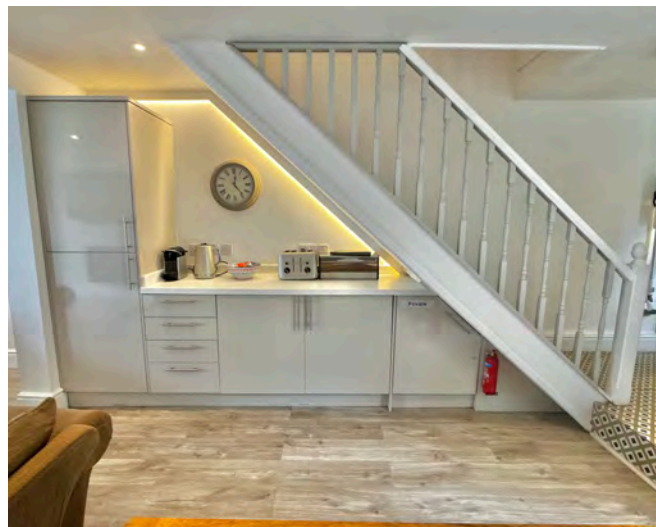
With a contemporary kitchen and a charming courtyard garden, it's just a short stroll from Southend's bars, restaurants, and the stunning sea front promenade.

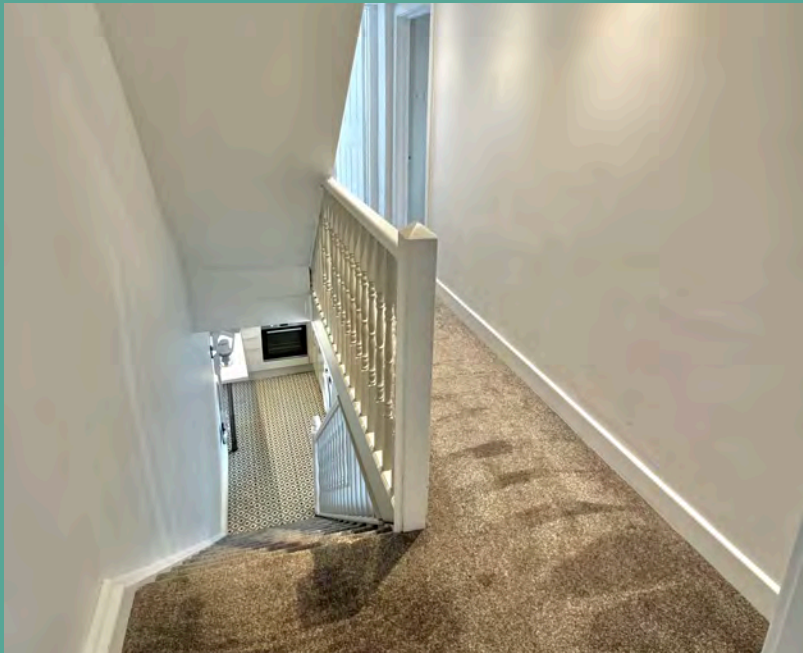
Perfect for coastal village living!



£289,995 FREEHOLD









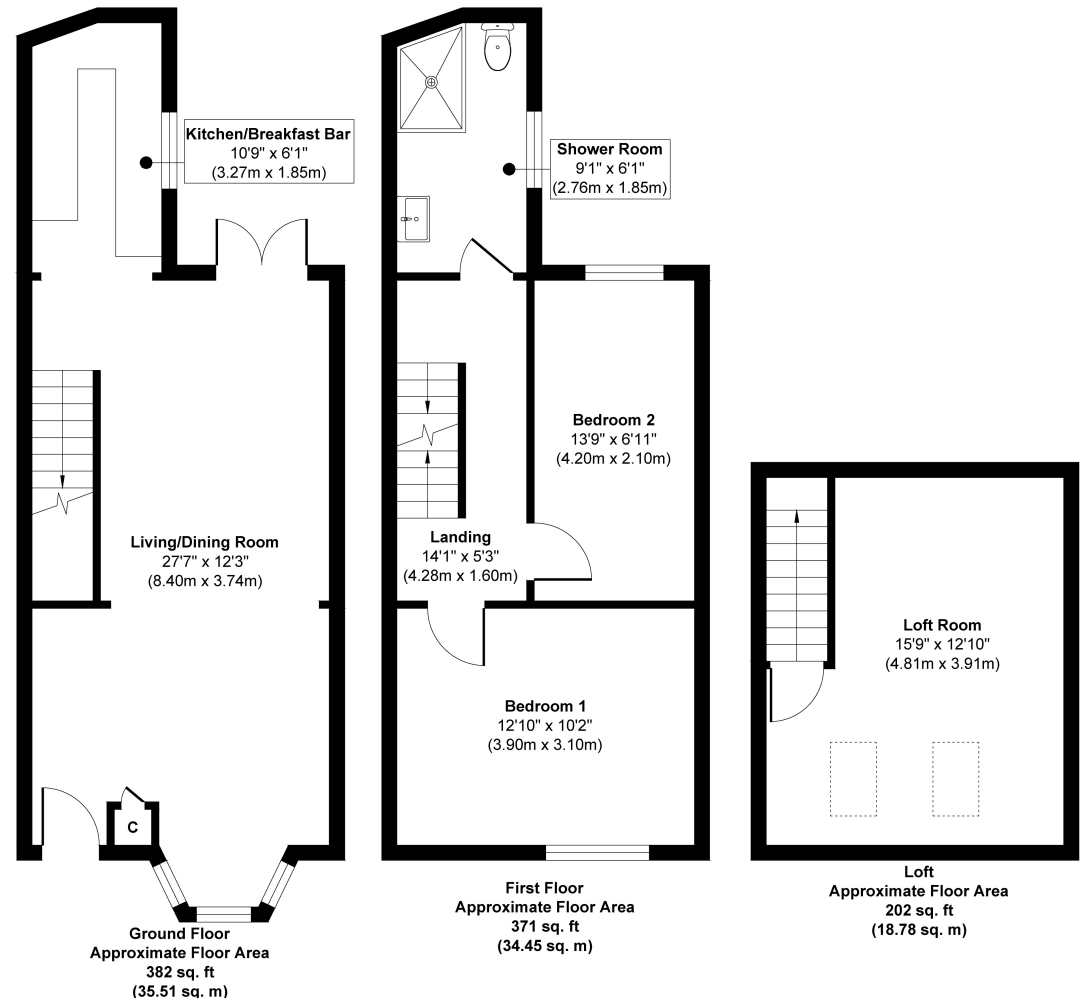
The property is FREEHOLD

The property is connected to all mains services and the central heating is fired by gas.

The Council tax is Band D (£2,018p.a.)

The EPC rating is D

12 Western Lane, Mumbles



Approx. Gross Internal Floor Area 955 sq. ft / 88.75 sq. m (Including Loft Area)

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Nestled in the heart of the charming Mumbles village, this delightful period cottage presents a perfect blend of traditional character and contemporary living. Offering two spacious double bedrooms and the added versatility of a loft room, ideal as a third bedroom or home office, this property is in immaculate condition throughout.

The open-plan living space is bright and welcoming, flowing seamlessly into a sleek, modern kitchen, beautifully designed with contemporary fittings and finishes. Step outside to a quaint courtyard garden – a lovely spot for morning coffee or evening relaxation.

Situated in a prime location near the popular bars and restaurants of Southend, this home is just a short stroll from the scenic sea front promenade, leading you to the boutique shops and inviting eateries of Mumbles. A truly wonderful opportunity to embrace village life in this vibrant coastal community.



Living on Western Lane in Mumbles offers the perfect balance of coastal charm, community spirit, and convenience. Here's why you'd love to call it home:

Local Shopping & Social Amenities: Western Lane is just moments away from Mumbles' bustling village center, where you'll find an array of boutique shops, independent cafés, and a variety of restaurants and bars. The village is known for its vibrant social scene, with everything from cosy pubs to stylish eateries, making it a perfect place to enjoy local cuisine and socialise with friends.

Outdoor Activities & Beaches: Mumbles is famous for its stunning coastline, and living on Western Lane puts you within walking distance of the picturesque sea front promenade, which is ideal for leisurely strolls or cycling. You're also just a short drive from the breathtaking beaches of Langland Bay, Caswell, and Rotherslade, perfect for a day out or weekend surf. The Gower Peninsula, a designated Area of Outstanding Natural Beauty, offers endless outdoor adventures, from coastal hikes to rock climbing and birdwatching.

Commuting: Although you'll feel a world away in this idyllic seaside location, Mumbles is conveniently connected to Swansea and beyond. The city center is just a 15-minute drive, providing easy access to train links for commuters, while the M4 motorway is also within easy reach for those traveling further afield.

School Catchments: Families will be pleased to know that Western Lane is within catchment for excellent schools, including Oystermouth Primary and Bishop Gore Comprehensive, both of which have strong reputations for academic achievement and supportive community environments.

Western Lane in Mumbles combines the best of coastal village living with practical access to amenities, beautiful outdoor spaces, and strong educational opportunities, making it an ideal location for families, professionals, and anyone seeking a vibrant yet relaxed lifestyle.





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Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. computer generated images are for illustrative purposes only.

