

## 16 Overland Road Mumbles, Swansea, SA3 4LP



A beautiful Victorian semi-detached home in the heart of Mumbles combines timeless character with modern family living.

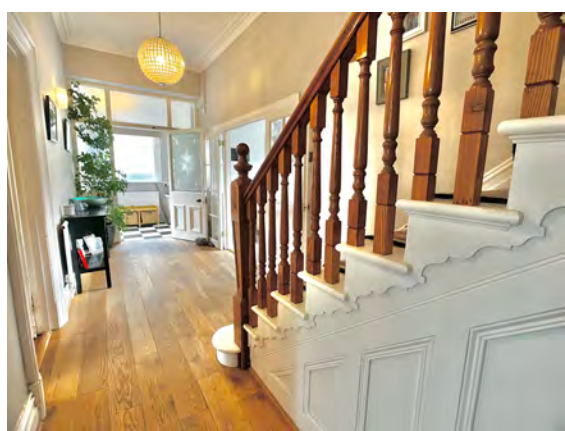
Perfectly positioned between Mumbles Village and Langland Bay, it boasts spacious, light-filled interiors, seven double bedrooms, and a fabulous kitchen family room with bi-fold doors opening to a private garden.

With views stretching towards Swansea Bay, this property is an ideal blend of charm, comfort, and convenience.



£795,000 FREEHOLD

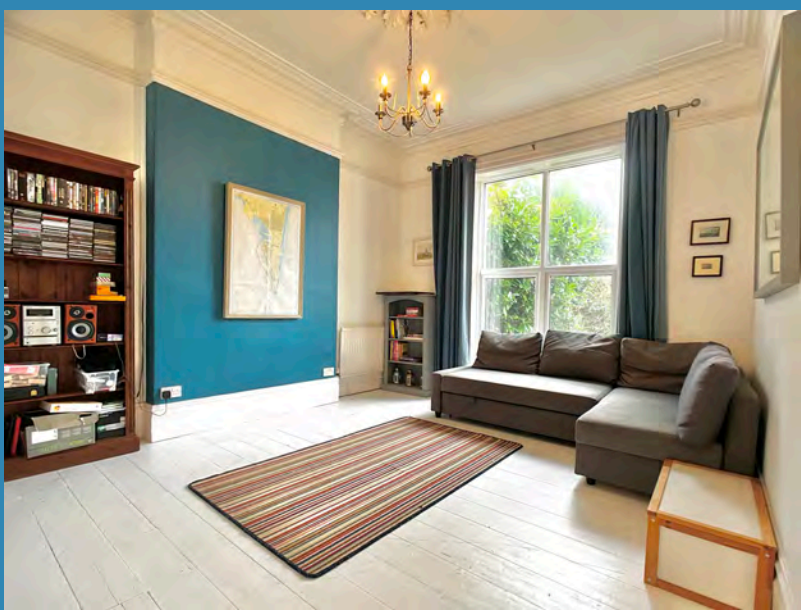




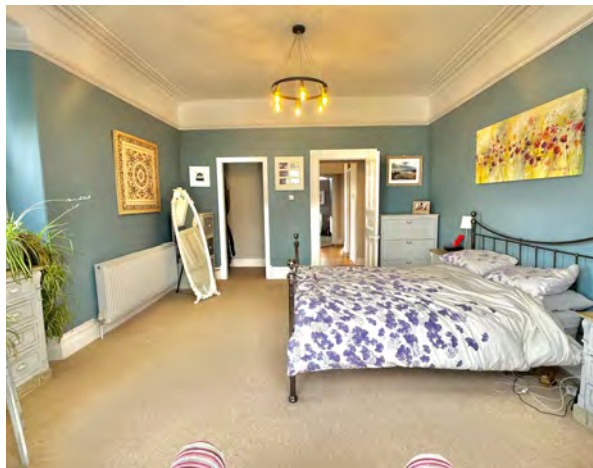








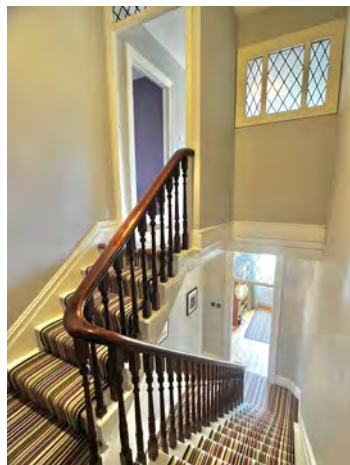
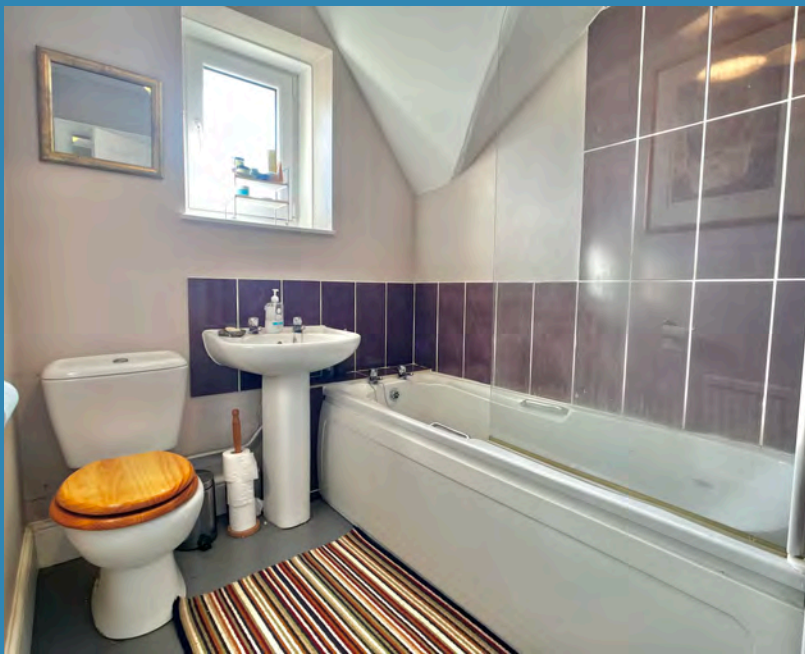














Welcome to this stunning Victorian semi-detached home, perfectly situated in the heart of Mumbles, offering both period charm and modern family living. Positioned equidistant between the vibrant shops and eateries of Mumbles Village and the picturesque Langland Bay, this property combines convenience with coastal beauty.

Inside, the home is bursting with character, with large windows and high ceilings flooding each room with natural light. The ground floor features two welcoming reception rooms, ideal for both relaxation and entertaining, alongside a fabulous kitchen and family room. This space boasts a contemporary kitchen with bi-fold doors opening onto a low-maintenance rear garden, creating a seamless indoor-outdoor flow.

Upstairs, the property offers an impressive seven double bedrooms, three on the first floor and four on the second, complemented by four modern bathrooms. A practical utility room adds to the home's functional appeal. Outside, a charming lawned front garden and a private driveway lead to a double garage, offering ample parking.

With lovely views across Mumbles Village toward Swansea Bay, this exceptional family home is beautifully maintained and ready for its next chapter.









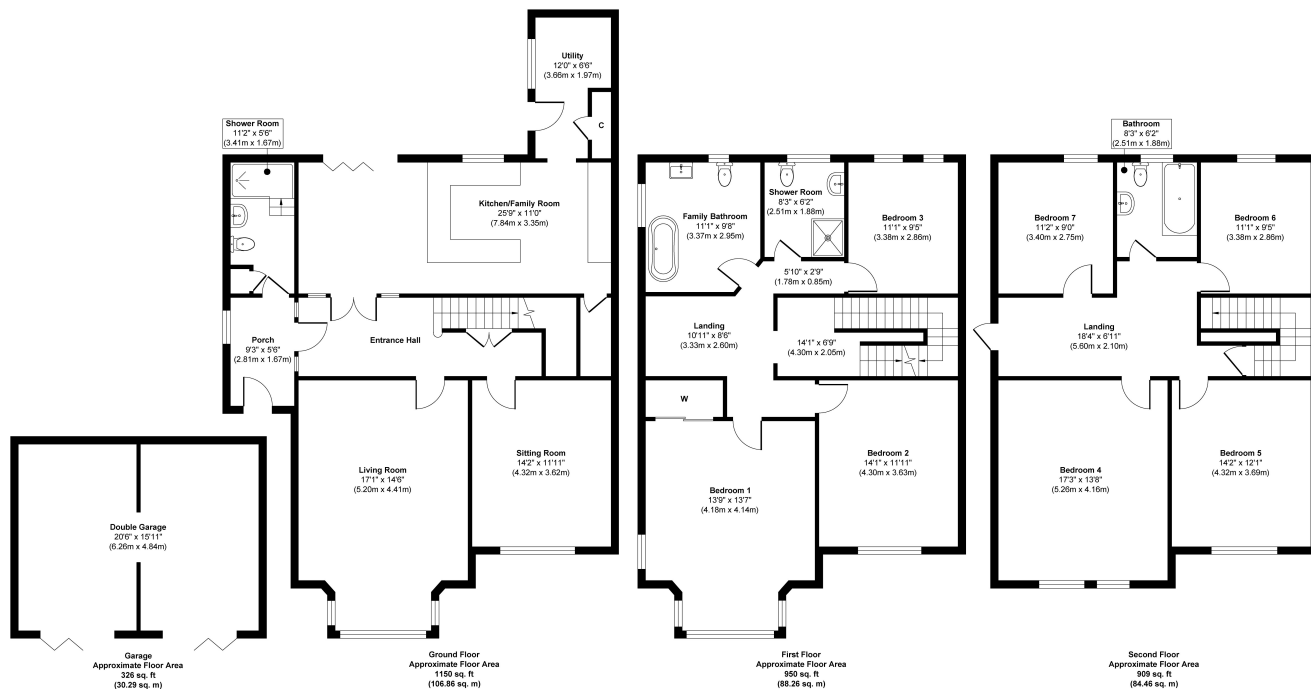


The property is FREEHOLD

All mains services are connected to the property and the central heating is gas fired.

The council tax band is G (£3,364p.a.)

The EPC rating is TBC



**Approx. Gross Internal Floor Area 3335 sq. ft / 309.87 sq. m (Including Garage)**

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

Produced by Elements Property



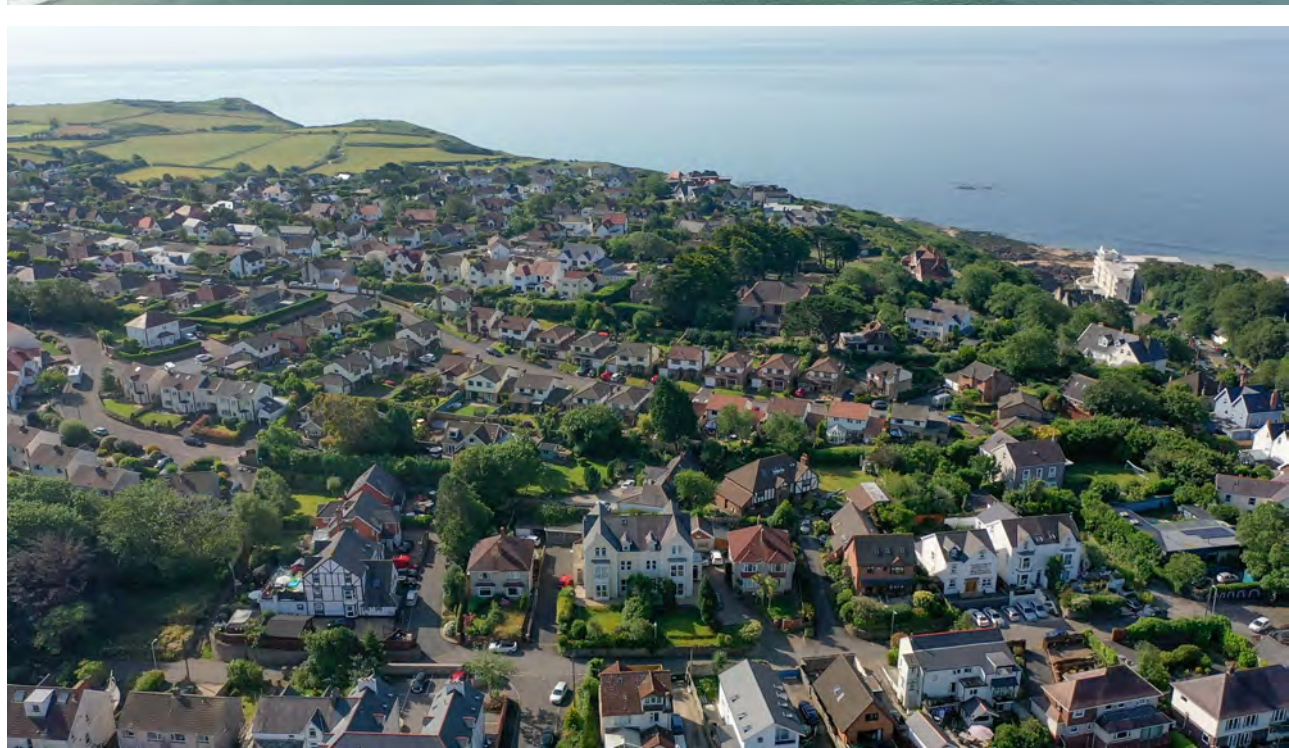
Nestled along the picturesque coastline of South Wales, Mumbles is a coastal village that effortlessly blends charm, natural beauty, and vibrant community spirit. Imagine waking up to the soothing sound of the waves lapping against the shore, with stunning views of the bay greeting you each morning. Mumbles offers an idyllic lifestyle where you can enjoy the best of both worlds: the tranquility of coastal living and the convenience of modern amenities.

For those who love the outdoors, Mumbles is a dream come true. The village is the gateway to the breathtaking Gower Peninsula, renowned for its rugged cliffs, golden beaches, and scenic walking trails. Whether you're an avid hiker, a watersports enthusiast, or simply someone who enjoys a peaceful stroll along the promenade, Mumbles has something for everyone.

The village itself is a delightful mix of old and new, with its charming Victorian architecture sitting comfortably alongside contemporary cafes, boutiques, and restaurants. The vibrant food scene, with fresh seafood and local delicacies, will satisfy even the most discerning palate. And let's not forget the iconic Mumbles Pier and the historic Oystermouth Castle, which add a touch of nostalgia and history to this coastal gem.

Community is at the heart of Mumbles, where friendly locals and a calendar full of events create a welcoming atmosphere. From the bustling weekly market to the lively arts scene, there's always something happening that brings people together.

Living in Mumbles means embracing a lifestyle of relaxation and leisure, where every day feels like a holiday. It's the perfect place to unwind, enjoy nature, and be part of a close-knit community—all while being just a short drive away from the city lights of Swansea. If you're dreaming of a coastal haven with a rich heritage and a warm, welcoming vibe, Mumbles is the place to call home.







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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.

