

2 Rockhill, Mumbles, Swansea, SA3 4ED



Tucked away in Mumbles' characterful south end, Rockhill offers two bedrooms, open-plan living, and a useful rear yard within a compact 476 sq ft footprint.

Its pedestrian setting, surrounded by colourful cottages just steps from the promenade, adds to its charm, while storage space and a communal garden (with sea views) provide extra appeal.

Only 400 yards from Oyster Wharf and the village's lively shops and eateries, this inviting cottage makes an ideal first home, weekend hideaway, or investment property—available with no onward chain.



£210,000 FREEHOLD







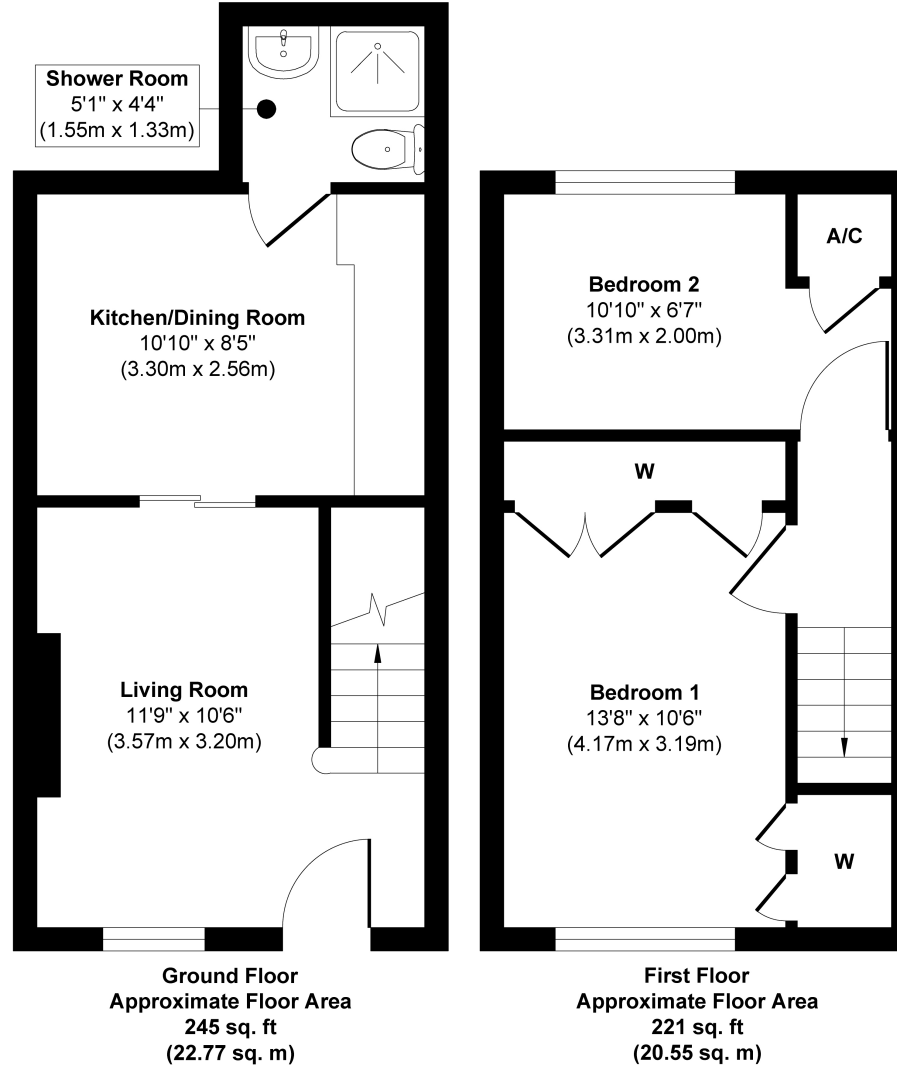
Rockhill is a picturesque pedestrian turning in the very heart of Mumbles' south end, surrounded by a cluster of colourful fisherman's cottages and only a stone's throw from the sea front promenade. This delightful home, at 476 sq ft, exudes coastal character and would make a perfect first-time buy, charming second home, or savvy investment property.

The ground floor offers a bright, open-plan living area, lending itself effortlessly to modern lifestyles. A shower room is situated to the rear, while a small yard behind the house creates a private spot for storing outdoor essentials or enjoying a breath of fresh sea air. Beyond the front gate, a pedestrian-access storage area caters to most residents' garden sheds, and a communal garden above the property affords partial sea views—a tranquil retreat for basking in the Mumbles sunshine.

Nestled just off Village Lane and moments from Mumbles Road, Rockhill benefits from an abundance of shops, cafés, and acclaimed eateries all within a level stroll. Oyster Wharf and Mumbles' main shopping streets lie a mere 400 yards away, ensuring that vibrant coastal living is always at your fingertips. Offered with no chain, this characterful cottage combines an enviable location, heritage charm, and modern convenience—an irresistible opportunity to embrace the coastal lifestyle in one of South Wales' most sought-after enclaves.



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 (£2,018.a.). The EPC rating is D



Approx. Gross Internal Floor Area 466 sq. ft / 43.32 sq. m

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

Produced by Elements Property

Mumbles, a charming coastal village on the edge of Swansea, offers the best of both worlds: vibrant village life and stunning natural beauty. Known for its relaxed seaside atmosphere, Mumbles has a wide variety of independent shops, boutique stores, and well-known brands like M&S. The Oyster Wharf development is a social hub, home to stylish bars, cafes, and restaurants where you can enjoy everything from a casual coffee to a special meal with views over Swansea Bay.

Cafes and eateries are plentiful in Mumbles, from cosy local spots perfect for brunch to fine dining options offering fresh, local seafood. Stroll along the sea front promenade, enjoying the views, or take in the breathtaking scenery of the Wales Coastal Path, which runs right through Mumbles, connecting to the wider Gower Peninsula.

For families, Mumbles offers access to excellent local schools, making it a popular choice for those looking to settle down. The area is also within easy commuting distance of Singleton Hospital and Swansea University, both just a short drive away. For those needing to travel further afield, the M4 motorway is easily accessible, offering a direct route to Cardiff, Bristol, and beyond.

Mumbles boasts stunning natural spaces, including Underhill Park, a great spot for outdoor activities and sports, as well as the golden sands of Langland Bay, which is perfect for beach days and surfing. Just a short distance away, you'll find the Gower Area of Outstanding Natural Beauty (AONB), ideal for nature lovers and outdoor enthusiasts, with endless walking trails, hidden coves, and dramatic coastal views.

For those who enjoy a quieter retreat, Clyne Gardens is a nearby botanical wonder, offering peaceful walks amongst rare plants and beautifully landscaped gardens.

Whether you're drawn to the fantastic amenities, top-rated schools, or the close proximity to the sea and countryside, Mumbles offers a truly unique lifestyle that combines coastal charm with modern convenience.



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