

8 OVERLAND ROAD, LANGLAND, SWANSEA, SA3 4LS



Perfectly nestled between the crystalline shores of Langland Bay and the bustling charm of Mumbles, this beautifully reinvented Victorian home exudes period elegance—think lofty ceilings and sweeping bay windows—blended with a stylish contemporary finish throughout.

Boasting four double bedrooms across two floors, alongside a chic open-plan living space spilling out onto a sun-kissed private courtyard, it offers a refined yet relaxed coastal lifestyle, completed by two off-street parking spaces.



£699,995 FREEHOLD

8 Overland Road is a splendid Victorian home in Langland, perfectly positioned for a short stroll to Langland Bay and the lively heart of Mumbles Village. Impeccably finished to fuse period elegance with a modern aesthetic, it boasts luxurious yet stylishly understated kitchens and bathrooms.

Upon entry, the house reveals a thoughtfully adapted layout, where the former second reception now comprises a charming WC, utility room, and an enhanced entrance hall, while the formal reception room retains its dramatic bay window and traditional allure. The south-facing kitchen/family room is the true heart of the home, encompassing a sleek contemporary kitchen, a dining area, and a relaxed sitting space opening onto a private courtyard garden—an inspired setting for entertaining or everyday living.

Upstairs, four double bedrooms are thoughtfully arranged across two floors. Both first-floor bedrooms feature stylish en suite shower rooms, complemented by an exquisite family bathroom complete with a double shower cubicle and freestanding bath. Add in two off-street parking spaces to the front, and it's clear why this exceptional property stands out: a seamless blend of Victorian charm and modern luxury in a coastal location poised between Langland Bay and Mumbles.





















The property is FREEHOLD

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

The Council tax is Band G (£3,364p.a.)

The EPC rating is TBC



Approx. Gross Internal Floor Area 2204 sq. ft / 204.92 sq. m

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

Produced by Elements Property



Living on the cusp of Langland and Mumbles...

Langland is one of Swansea's most desirable enclaves, celebrated for its picture-perfect bay, iconic beach huts, and close proximity to the boutiques and cafés of Mumbles. This sought-after coastal spot offers a wonderfully relaxed lifestyle with scenic cliff walks, surfing opportunities, and the stunning Gower Peninsula just minutes away. Residents enjoy the convenience of top-rated schools nearby, easy access to Swansea's vibrant city centre, and a welcoming community atmosphere that makes living in Langland both peaceful and sociable. Whether you're seeking weekend beach days, breezy coastal strolls, or a thriving local culture, Langland has it all.

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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