



**St Hilda, 12 Langland Road, Mumbles, SA3 4LX**

**£825,000**

Seven Bedrooms  
Three Bathrooms  
Self Contained Annexe

FREEHOLD

3,540 sqft



*A soulful Victorian home where laid back luxe meets castle views and park-side serenity...*







An artful seven-bedroom Victorian semi-detached home in Mumbles with show-stopping character, huge rooms, wraparound gardens, off-street parking, and a self-contained annexe.

Offering 3,540 sqft of superb living space, from free-spirited interiors to a west-facing sun terrace with park views and glimpses of the sea, 12 Langland Road is a rare blend of style, space, and soul.

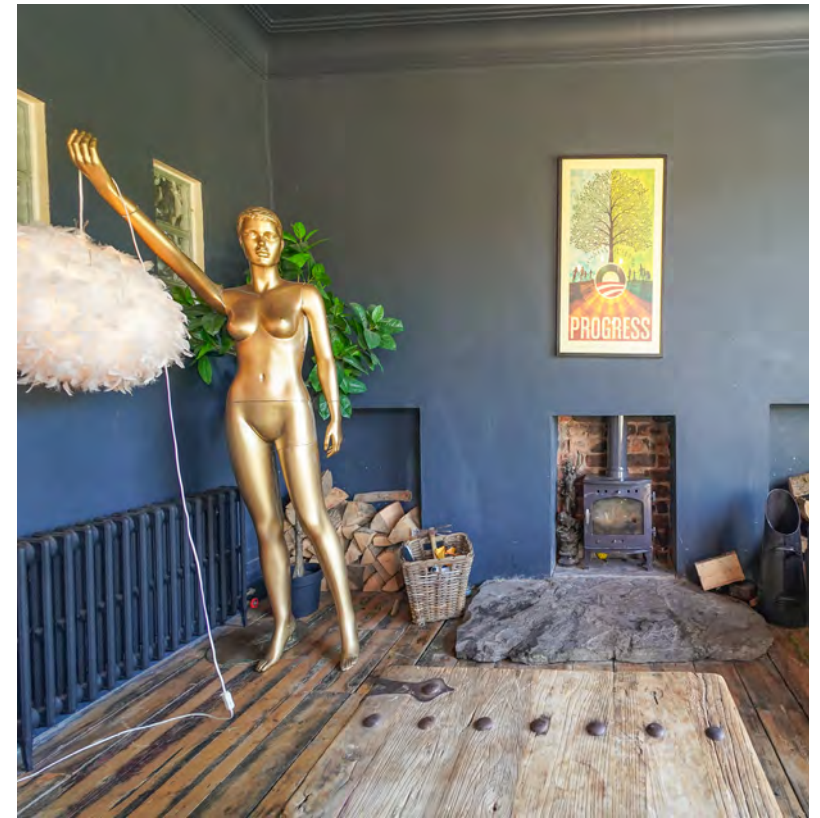




















A substantial and delightfully bohemian Victorian semi-detached villa, extending to approximately 3,540 sq ft, set in a coveted position bordering Underhill Park and just a short stroll from the seafront and the heart of Mumbles.

From the moment you step into the arched entrance porch, complete with its original vaulted ceiling, this property invites you into a home that celebrates both heritage and individuality. Behind the striking façade lies a uniquely styled interior where period grandeur meets mid-century flair – think floor-to-ceiling bay windows, high ceilings, original floorboards and staircase, offset with playful retro touches including 60s/70s internal feature windows and a fabulously kitsch gold-tiled family bathroom.

The ground floor flows effortlessly, offering a show-stopping 9m x 4m front kitchen/family room bathed in natural light from its full-height bay window. The kitchen connects to a generous utility room, while to the rear is an impressive 8m x 4m reception room opening out onto a large, west-facing sun terrace that captures glorious afternoon and evening sun, with elevated views across Underhill Park.

Upstairs, the first floor hosts three large double bedrooms, including a principal suite with an exceptional picture window framing Oystermouth Castle. The luxurious family bathroom continues the property's design narrative, mixing classical and quirky to brilliant effect. The second floor provides four further generous bedrooms and an additional shower room, with elevated glimpses of the sea.

The lower ground floor is home to a fully self-contained annexe – ideal for multi-generational living, holiday letting, or as a stylish teenage retreat. It features its own sun terrace and separate entrance, and offers complete flexibility in how the space is used.

Externally, the property continues to impress with a driveway offering ample off-street parking, electric car charging point, mature wraparound gardens, and a private rear path that leads directly into Underhill Park.

This is a remarkable home – full of charm, space, creativity and versatility – situated in one of Swansea's most sought-after coastal locations.



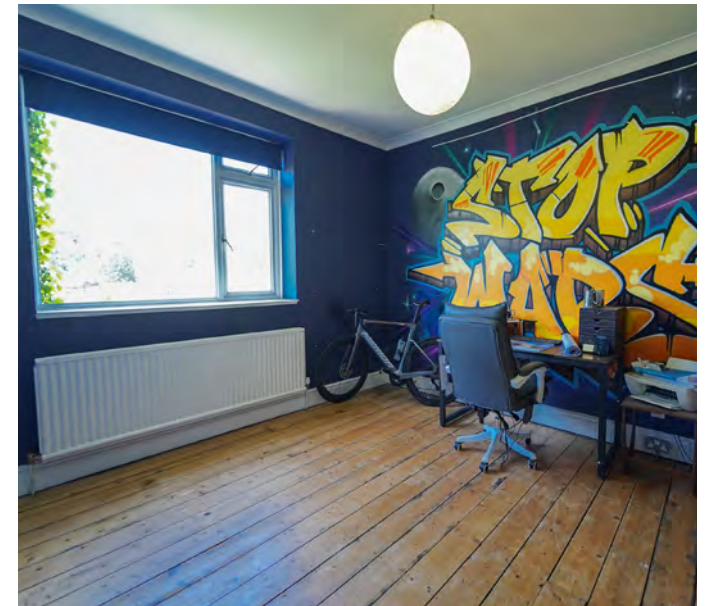




The Property is FREEHOLD  
 The property is connected to all mains services and the central heating is fired by gas.  
 The Council tax is Band H (£4,286 p.a.)  
 The EPC rating is TBC







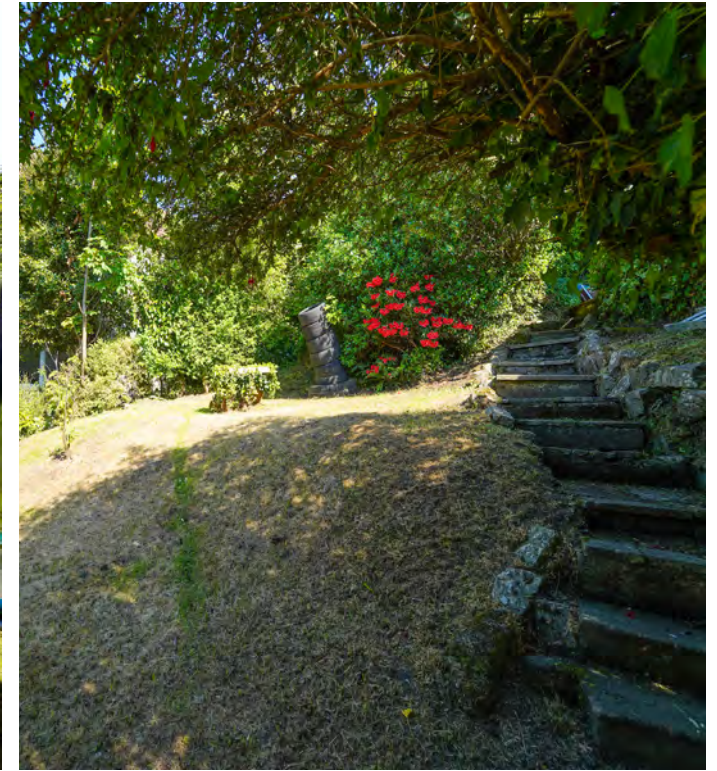








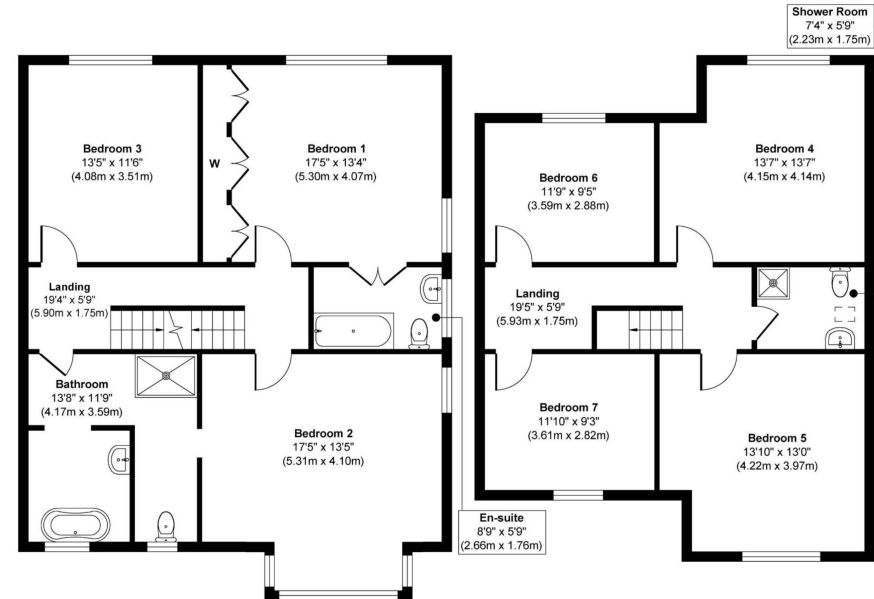
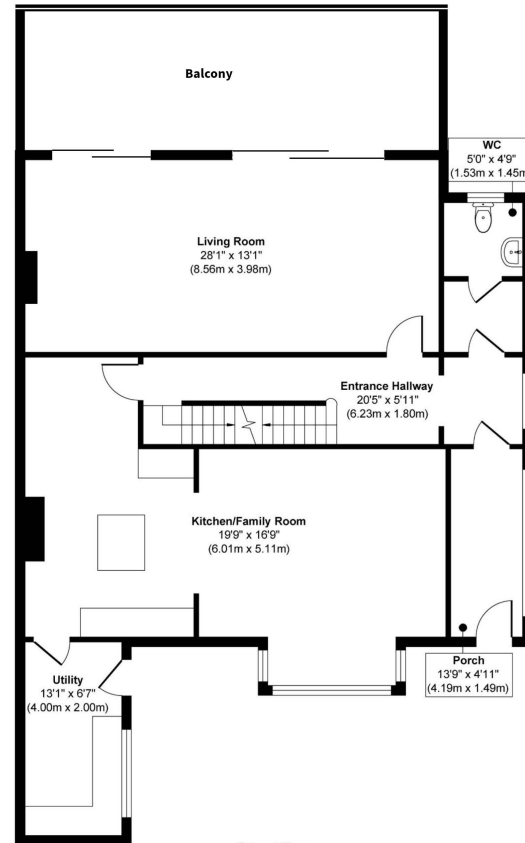
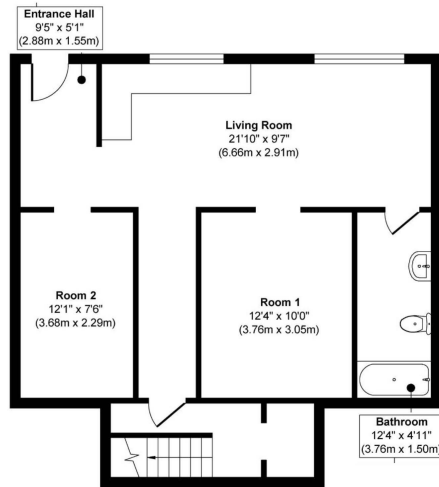












**Approx. Gross Internal Floor Area 3540 sq. ft / 329.03 sq. m**

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

Produced by Elements Property



## The Location

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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