



## 98 Plunch Lane, Mumbles, Swansea, SA3 4JE

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Three Bedrooms  
Garage  
South Facing Garden

FREEHOLD

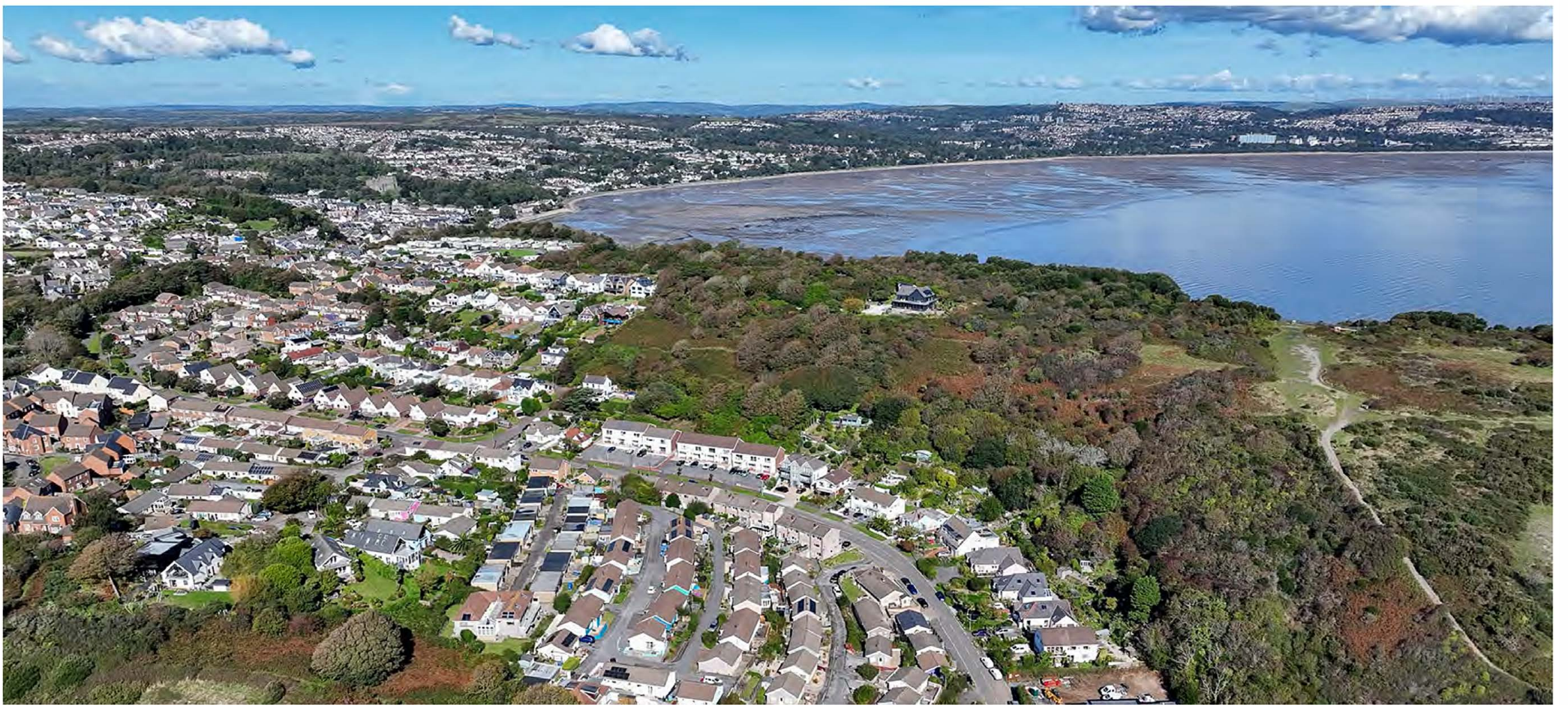
1,072 sqft

£335,000













98 Plunch Lane is a well-presented three-bedroom home, set in a sought-after position between Mumbles village and Langland. With a bright south-facing living space opening onto a pretty garden, parking and garage, it offers both comfort and potential.









This attractive three-bedroom home extends to 1072sqft and is offered with no onward chain. Perfectly positioned between the bustle of Mumbles village and the sandy shores of Bracelet Bay, it combines light-filled living with convenience and future potential.

The ground floor is arranged around a generous kitchen/dining room to the front and a full-width living room to the rear, flooded with natural light and opening directly onto the south-facing garden. The garden itself is designed for ease of maintenance and enjoys a sheltered, private outlook, with direct access to the rear parking space and garage.



On the first floor, the principal bedroom overlooks the garden, with two further bedrooms, a well-proportioned shower room, and excellent built-in storage. The house is in good condition throughout, offering immediate comfort yet leaving scope for the incoming buyer to personalise and enhance.





Tenure: Freehold

Services: Mains electricity,  
water, sewerage, gas  
central heating

Council Tax: Band E –  
approx. £2,619 p.a.  
(2024/25 Swansea  
Council)

EPC Rating: D (valid until  
2026)









## The Location

Plunch Lane sits in one of the most desirable pockets of Mumbles, positioned between the village and the green coastal sweep of Langland. Just 0.5 miles to Mumbles' bustling centre, you will find an array of independent shops, boutiques, cafés and acclaimed restaurants, along with Oyster Wharf and the seafront promenade.

The property is a short walk to the coastal path, linking the sheltered cove at Limeslade (0.4 miles) with the golden sands of Langland Bay (0.6 miles), where you can enjoy beachside cafés, surf breaks, tennis courts and the 18-hole Langland Bay Golf Club.

Families will appreciate the catchment for Newton Primary and Bishopston Comprehensive, both well regarded, while sports and leisure clubs are close by, from sailing at Mumbles Yacht Club to rugby, cricket and tennis at Underhill Park.

Commuting is equally straightforward, with Swansea city centre just 5 miles away and the M4 accessible in under 20 minutes (8 miles), offering links to Cardiff and beyond. Swansea University and Singleton Hospital are within 3.5 miles.

This blend of seaside lifestyle, strong community and easy connections makes Mumbles one of South Wales' most cherished addresses.



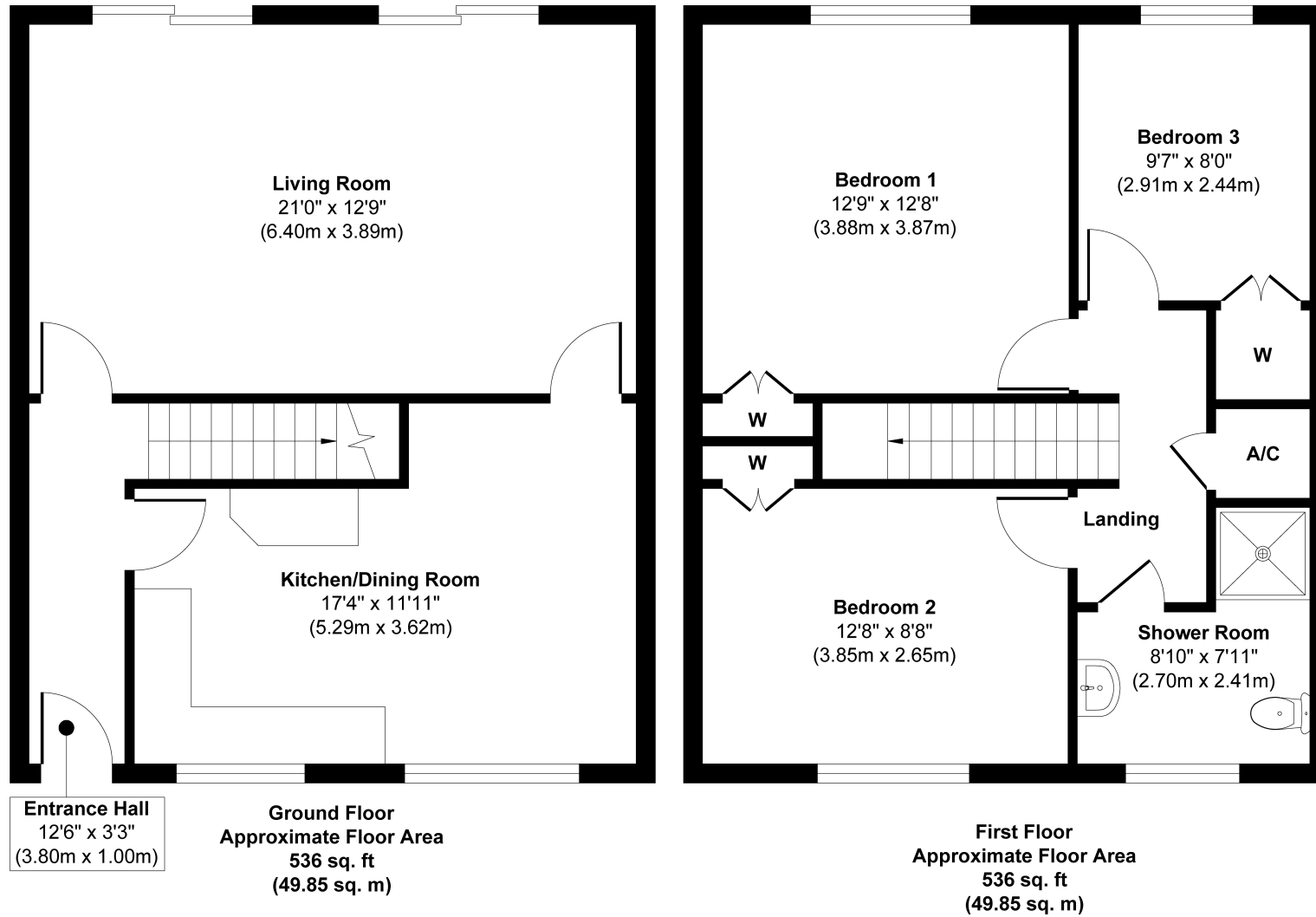








## 98 Plunch Lane, Mumbles



**Approx. Gross Internal Floor Area 1072 sq. ft / 99.7 sq. m**

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

Produced by Elements Property



THE  
**GREENROOM**  
ESTATE AGENCY

Telephone

01792 986099

Address

29-30 Dunns Lane  
Mumbles  
SA3 4AA

E-mail and Web

[info@thegreenroomhomes.com](mailto:info@thegreenroomhomes.com)  
[www.thegreenroomhomes.com.com](http://www.thegreenroomhomes.com.com)