



**Flat 1, 634 Mumbles Road**  
Mumbles, Swansea, SA3 4EA  
**Offers Over £350,000**



The logo for SMITHS, featuring a stylized house icon above the word 'SMITHS' in a bold, sans-serif font.

## Flat 1, 634 Mumbles Road Mumbles, Swansea, SA3 4EA

Located in the very heart of Mumbles, directly opposite the peaceful Southend Gardens, this stunning THREE STOREY MAISONETTE forms part of the former Patrick's Hotel and Restaurant and is one of three maisonettes and of five properties in total on offer. A iconic coastal landmark now reimagined through a luxurious renovation of five units. Featuring a THREE STOREY, THREE BEDROOM LAYOUT, this home offers an ideal balance of period charm and contemporary design. Light-filled living spaces flow across each level, while high-spec finishes, bespoke cabinetry and elegant interiors create a sense of understated sophistication. The open-plan kitchen & living area with floor to ceiling windows is ideal for modern lifestyles and entertaining.

From its elevated position, the property features views across Mumbles to both Swansea Bay and towards the historic Oystermouth Castle. Whether enjoyed from the comfort of your living room or one of the upper floors, the ever-changing coastal scenery is a daily highlight. Just moments from the vibrant Mumbles promenade, boutique shops, renowned restaurants and beautiful beaches, this is a rare opportunity to own a piece of local history—now transformed into a stylish and spacious coastal home. NO CHAIN! Call to book your viewing now!

**Hallway**  
10'5" x 2'11" (3.19 x 0.91)

**Kitchen**  
12'2" x 9'8" (3.71 x 2.96)





### Living Room

17'7" x 11'3" (5.37 x 3.43)

### Landing

17'1" x 6'10" (5.23 x 2.10)

### Bedroom One

15'5" x 10'11" widest (4.72 x 3.33 widest)



### Bedroom Two

11'9" x 9'5" widest (3.59 x 2.88 widest)

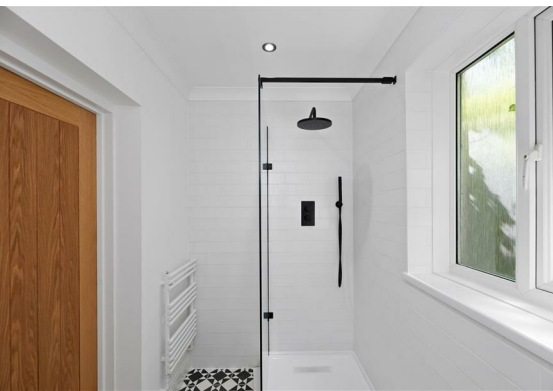
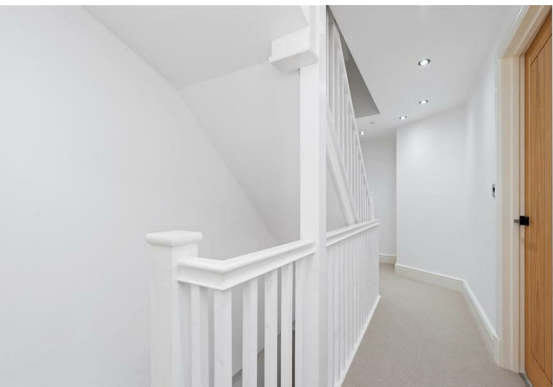
### Bathroom

8'1" x 4'9" (2.48 x 1.47)

### Bedroom Three

17'5" x 11'5" widest (5.33 x 3.48 widest)

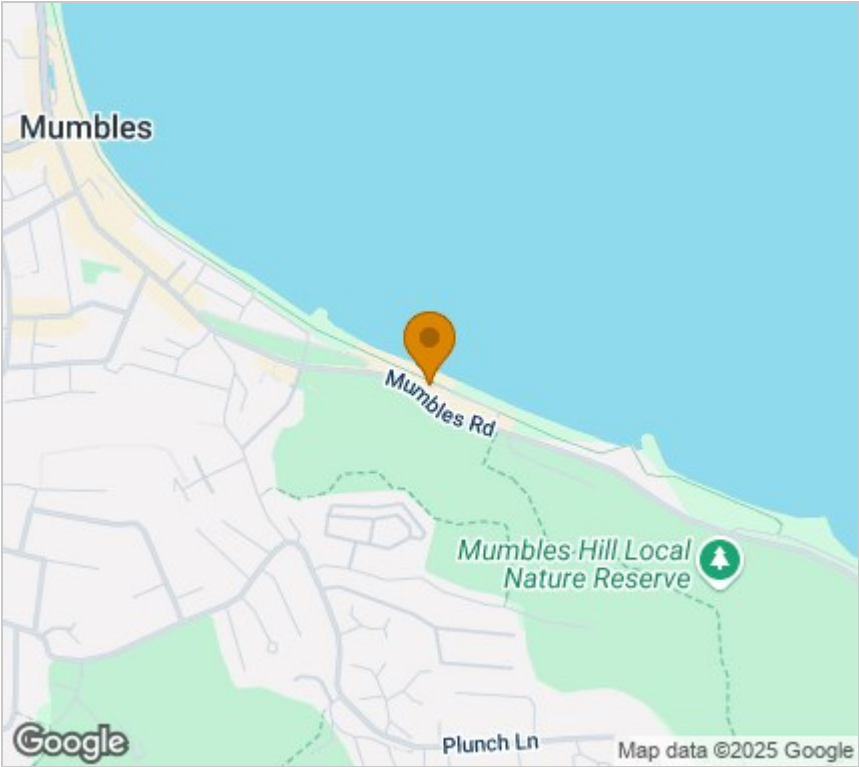
### Location



Floor Plan



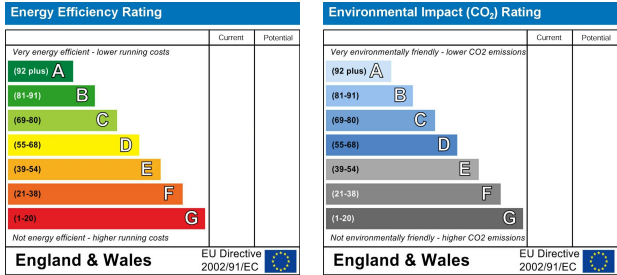
Area Map



Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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