



636 Mumbles Road

Mumbles, Swansea, SA3 4EA

Offers Over £450,000



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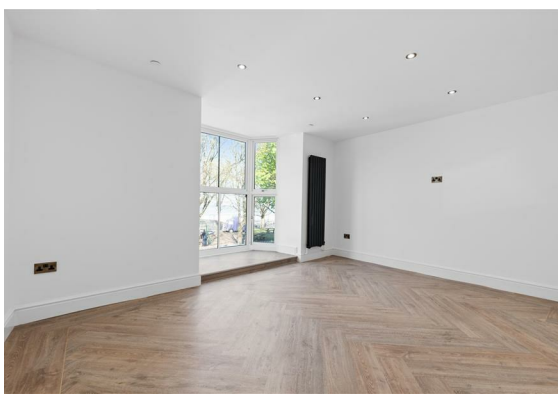
Located in the very heart of Mumbles, directly opposite the peaceful Southend Gardens, this stunning FOUR STOREY TOWNHOUSE forms part of the former Patrick's Hotel and Restaurant and is one of two houses and of five properties on offer. A iconic coastal landmark now reimagined through a luxurious renovation of five units in total. Welcome to House No. 2, with FOUR BEDROOMS and THREE STYLISH BATHROOMS, the home offers a perfect 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 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!

Entrance Hallway

18'11" x 3'1" (5.78 x 0.96)

Entrance hallway with composite front door, fitted carpet and recessed spotlights.



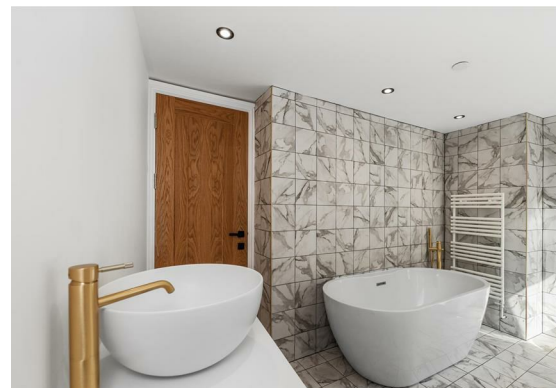


Landing

30'0" x 5'11" widest (9.15 x 1.82 widest)
Sprawling split level hallway, with fitted carpet, radiator, recessed spotlights and door to the rear roof area.

Bathroom Two

8'10" x 7'6" (2.71 x 2.29)
Part tiled family bathroom equipped with a shower over bath, sink, WC, heated towel rail, recessed spotlights and pvcu windows.



Bedroom Four

11'5" x 6'2" (3.48 x 1.88)
With fitted carpet, radiator, pvcu windows, recessed spotlights and wall mounted boiler.



Living/Dining Area

15'9" x 11'7" (4.81 x 3.55)
Expansive living space featuring ultra modern smooth white walls and expansive bay windows that frame peaceful views of Mumbles, flooding the room with natural light. The Karndean flooring adds warmth and elegance, complemented by a striking tall black radiator and a seamless flow into the luxury kitchen, perfect for modern coastal living.

Kitchen

13'11" x 9'6" (4.26 x 2.92)

This luxury kitchen showcases sleek modern units in a dove grey colourway, with delicate wood grain, paired with warm wood countertops, including an integral drainer & stainless steel sink. A full suite of integrated appliances, including a fridge freezer, dishwasher, washing machine, oven, hob and extractor increase functionality and make food prep and family life a breeze. Open to a spacious living room with grand bay windows, it offers a perfect blend of style and functionality, all set against the backdrop of captivating bay views.

Upper Landing

13'6" x 5'7" (4.13 x 1.72)

Comprising fitted carpet, radiator, pvcu windows and recessed spotlights.

Bedroom Three

11'11" x 9'3" (3.65 x 2.84)

With fitted carpet, radiator, pvcu windows to the rear and recessed spotlights overhead.

Bedroom Two

16'1" x 14'3" (4.92 x 4.35)

Generous double bedroom with fitted carpet, radiator, pvcu windows and recessed spotlights. Views to the front.

En-Suite Two

7'1" x 4'6" (2.18 x 1.38)

Art-deco inspired bathroom with double shower, sink, WC and heated towel rail and on-trend gold accents.

Top Floor Landing

8'7" x 5'8" (2.64 x 1.75)

Fitted carpet, Velux window and door to the main bedroom.

Bedroom One

15'1" x 12'2" (4.62 x 3.71)

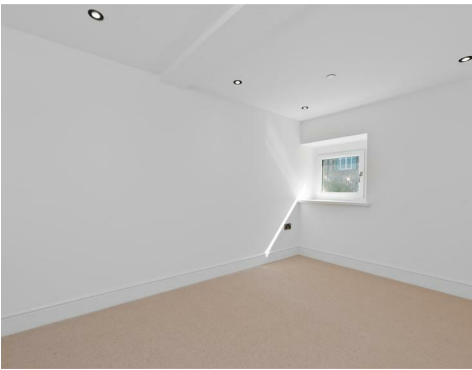
Double bedroom featuring dual built in storage cupboards, fitted carpet, Velux windows, radiator, recessed spotlights and door to the en-suite.

En-Suite One

11'0" x 7'0" (3.37 x 2.14)

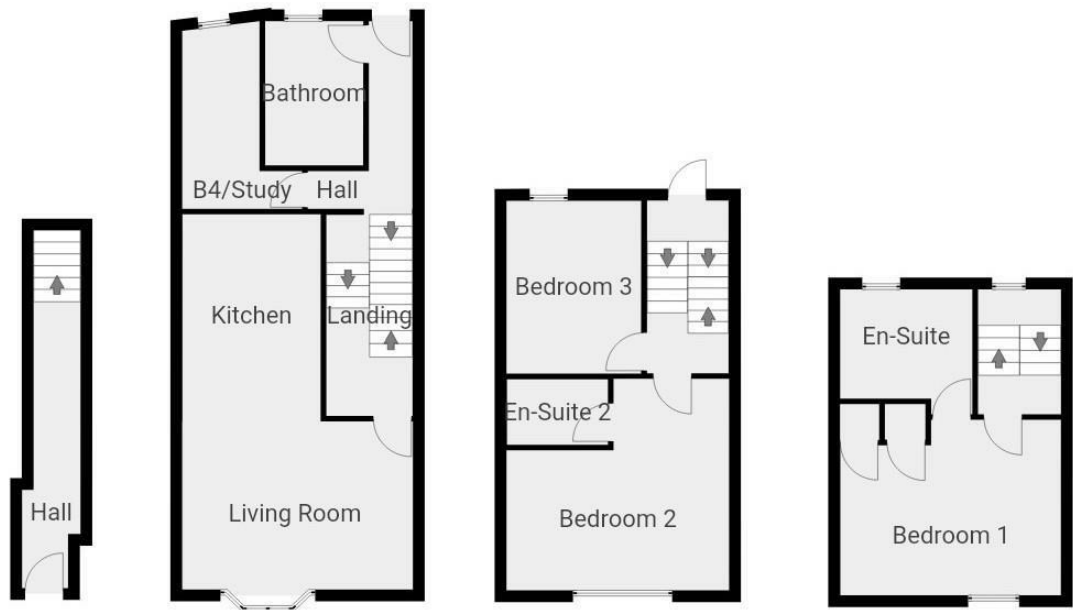
Large en-suite bathroom, with marble effect tiling, double ended bathtub with elegant floor mounted tap, sink, heated towel rail and WC.

Location

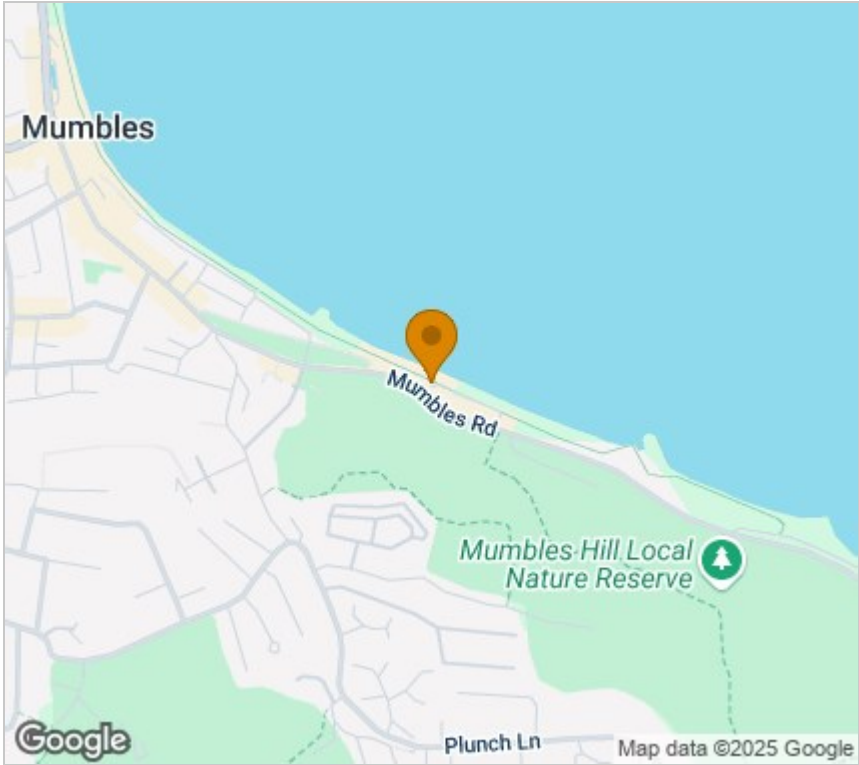


Located in the heart of central Mumbles, this stunning four-storey luxury home offers picturesque views of the the bay and Oystermouth Castle, combining contemporary living with the charm of a historic seaside village. Mumbles offers a laid-back coastal lifestyle perfect for buyers of all ages, with a welcoming community, excellent local schools and plenty of family-friendly amenities for those with young children. Just a short stroll from local boutiques, cafés and the scenic promenade, the property enjoys easy access to Swansea, while being ideally positioned near the breathtaking landscapes of the Gower Peninsula.

Floor Plan



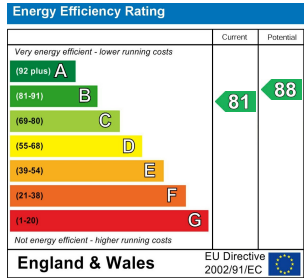
Area Map



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.

Unit 4, 270 Cockett Road, Swansea, SA2 0FN
T: 01792 465822 E: info@smithslettings.com W: www.smithshomes.com

