

55 Overland Road, Mumbles, City & County Of Swansea, SA3 4EU

Offers Over £495,000

Welcome to Overland Road, Mumbles, where character and charm meet spacious family living. This impressive semi-detached home spans four floors, offering a delightful blend of modern comforts and captivating views of Swansea Bay and Oystermouth Castle. Nestled in the highly sought-after Mumbles location, this property is a true gem.

As you step inside, you are greeted by a welcoming hallway that sets the tone for the elegance and warmth that permeates throughout. The ground floor boasts a cozy lounge area and a generously-sized bedroom, complete with an en-suite bathroom, offering convenience and privacy for guests or family members.

Descend to the lower ground floor, and you'll discover a spacious sitting room, perfect for relaxing and entertaining. The well-appointed kitchen is a chef's delight, featuring modern appliances and ample storage space.

Entrance

Via a frosted double glazed PVC door into reception hall.

Hallway



With stairs to first floor. Stairs to lower ground floor. Doors to lounge & bedrooms. Radiator.

Lounge 13'1" x 15'5" (3.988 x 4.704)



With a double glazed bay window to the front offering partial sea views of Swansea Bay & beyond. Two radiators. Fireplace.

Lounge



Bedroom One 11'1" x 13'1" (3.403 x 3.994)



With a double glazed window to the rear. Door to en suite. Radiator.

Bedroom One



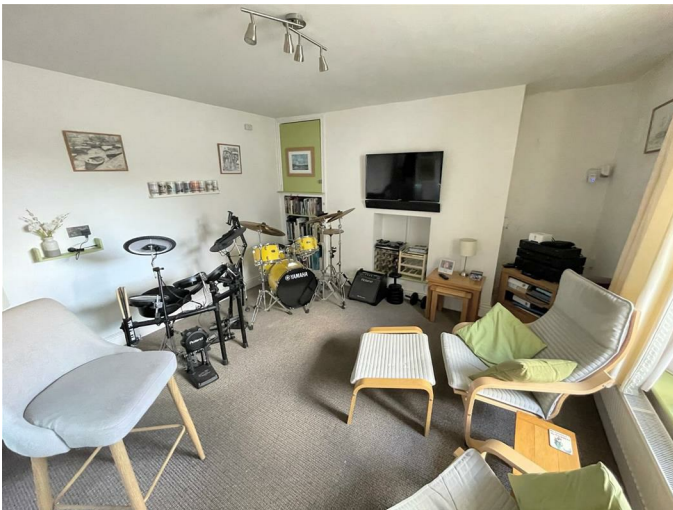
En-Suite 8'5" x 2'10" (2.570 x 0.875)

Suite comprising; corner shower cubicle, wash hand basin, low level w/c. Extractor fan.

Lower Ground Floor

With a frosted double glazed door to the rear. Doors to kitchen, utility room & sitting room.

Sitting Room 12'9" x 17'8" (3.902 x 5.394)



With a double glazed window to the front. Radiator. Fireplace.

Sitting Room



Kitchen 12'2" x 14'2" (3.730 x 4.339)



With double glazed window to the rear & side. Kitchen is fitted with a range of base and wall units, running work surface incorporating one and a half bowl stainless steel sink and drainer unit. Space for range cooker, dishwasher. Tiled floor.

Kitchen



Utility Room 8'8" x 5'6" (2.661 x 1.694)

With a double glazed window to the side. Running work surface incorporating a ceramic Belfast sink. Range of base and wall units. Space for washing machine, tumble dryer & fridge/freezer. Radiator. Tiled floor.

First Floor

Landing

With doors to shower room, cloakroom, bedrooms two, three & four. Stairs to second floor.

Shower Room 6'3" x 2'6" (1.906 x 0.774)



With a frosted double glazed window to the rear. Corner shower cubicle, wash hand basin set within vanity unit. Extractor fan. Tiled floor. Tiled walls.

Bedroom Two 13'5" x 11'1" (4.113 x 3.403)



With a double glazed window to the rear offering views of Oystermouth Castle. Radiator.

Bedroom Three 10'5" x 9'6" (3.181 x 2.896)



With a double glazed window to the front offering fantastic sea views of Swansea Bay & beyond. Radiator.

Bedroom Four 10'2" x 7'2" (3.120 x 2.188)



With double glazed window to the front offering fantastic sea views of Swansea Bay & beyond. Radiator.

Cloakroom 7'5" x 3'3" (2.279 x 1.015)

With a low level w/c, wash hand basin. Extractor fan.

Second Floor

Landing

With a Velux roof window to the rear. Door to bedroom five & dressing area.

Dressing Area 8'3" x 5'7" (2.530 x 1.708)

With door to eaves storage.

Bedroom Five 15'8" x 11'0" (4.780 x 3.359)

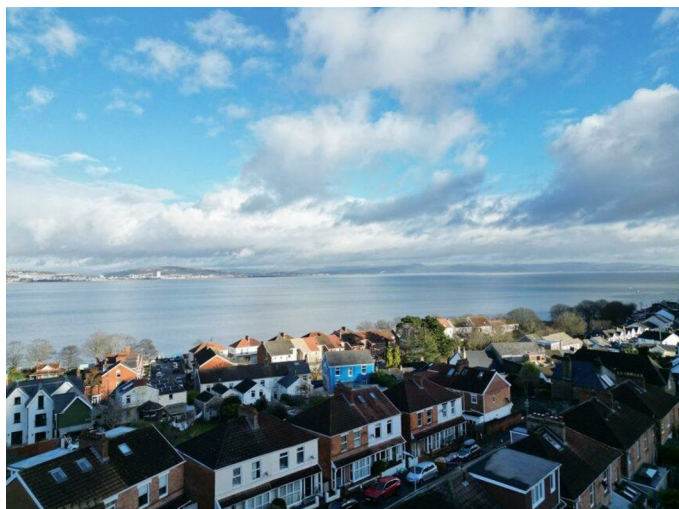


With a double glazed window to the front & side offering panoramic sea views of Swansea Bay & beyond. Door to en-suite. Door to built in wardrobes. Door to eaves storage.

Bedroom Five



Views



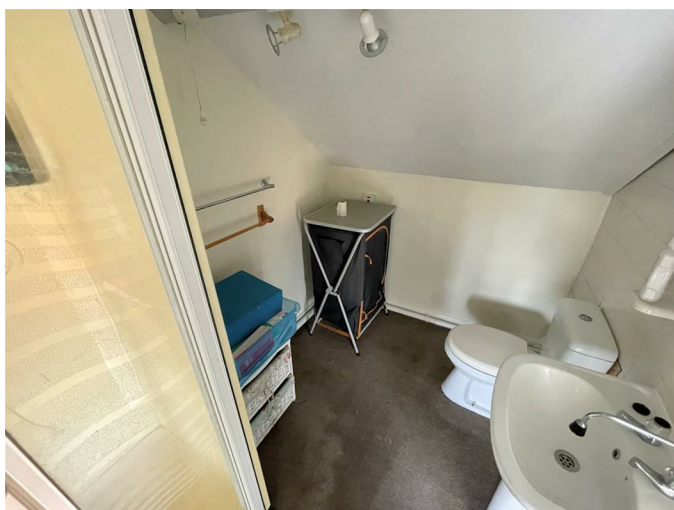
Views



Views



En-Suite 5'10" x 8'7" (1.792 x 2.636)

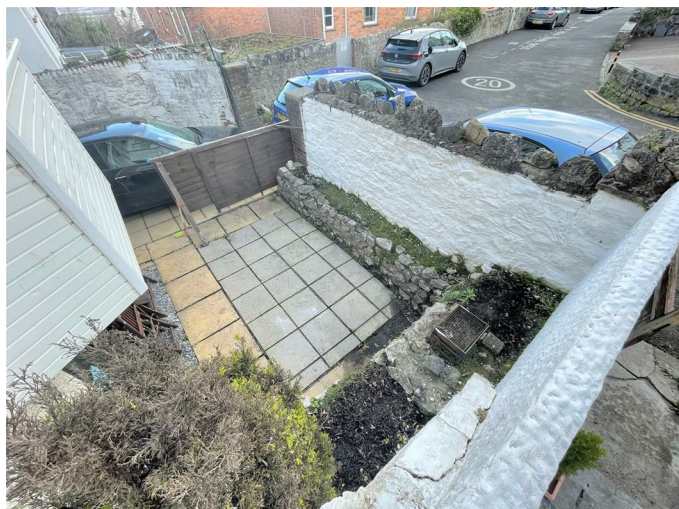


With double glazed window to the side. Suite comprising; corner shower cubicle, low level w/c, wash hand basin. Tiled splash backs.

External

You have a low maintenance patio garden with off road parking for two vehicles. Steps to a raised patio seating area. Detached garden shed. Detached outbuilding.

Front



Tenure
Freehold.

Another Aspect



Rear



Council Tax Band

Council Tax Band - F

Council Tax Estimate - £2,575

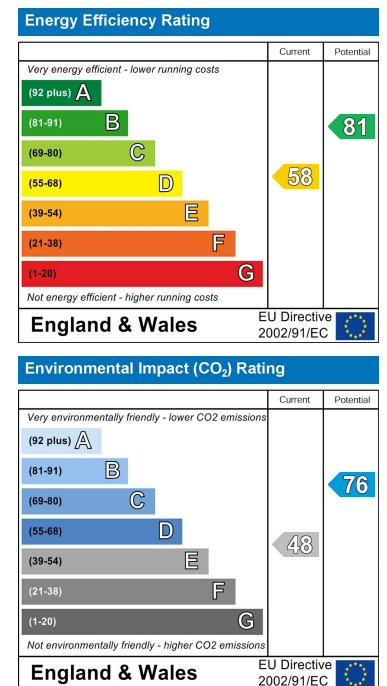
Floor Plan



Area Map



Energy Efficiency Graph



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