



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

**£720,000**

This beautifully renovated and sensitively upgraded three-bedroom semi detached property is a rare gem nestled in the heart of Mumbles, offering a mix of traditional and contemporary design, with versatile living spread over three floors and giving breathtaking views of Swansea Bay and beyond. This home is perfect for those seeking both style and comfort in an enviable position.

On the ground floor, you are welcomed by a porch that leads into the hallway, with a utility area conveniently located nearby. The lounge is a spacious room with large windows that capture the stunning sea views, creating a tranquil space to relax and unwind. The modern kitchen is well-appointed, ideal for both casual dining and entertaining. There is also a sitting room and a cloakroom for guests. The basement area offers great potential for conversion into additional living space, a home office, or a recreational area.



### Entrance

Via a hardwood door into the porch.

### Porch/Inner Hall

With an opening to the utility area. Door to the hallway. Skylight.

### Utility Area 8'7" x 4'0" (2.638 x 1.241 )

With two roof windows to the side. Radiator. Wash hand basin. Plumbing for washing machine.

### Hallway

With stairs to the first floor. Oak flooring. Radiator. Door to the lounge. Door to the kitchen. Door to the sitting room. Door to the cloakroom. Door to the basement. Original oak staircase.

### Lounge 15'0" x 17'10" (4.574 x 5.441 )



With a double glazed sash window to the side and a set of double glazed aluminium doors leading to the front raised seating area offering sea views of Swansea Bay and beyond. Feature gas fire set on slate hearth with marble surround. Radiator. Opening to the kitchen. Oak flooring. Decorative ceiling rose and traditional coving.

### Lounge



### Lounge



### Kitchen 17'9" x 9'2" (5.423 x 2.819)



Double glazed aluminium door leading to the rear seating area. Door to the hallway. A well appointed kitchen fitted with a range of base units, running work surface incorporating a five ring gas hob. Two double oven & grills and double sink. Integral fridge. Integral freezer. Hand made Moroccan part tiled walls. Radiator.

### Kitchen



### Sitting Room 18'1" x 12'2" (5.533 x 3.715)



With two glazed aluminium windows to the side. Double glazed aluminium bi fold doors to the rear. Hardwired for surround sound. Spotlights. Radiator. Parquet Oak flooring.

### Sitting Room





### Cloakroom 5'7" x 8'3" (1.702 x 2.517)



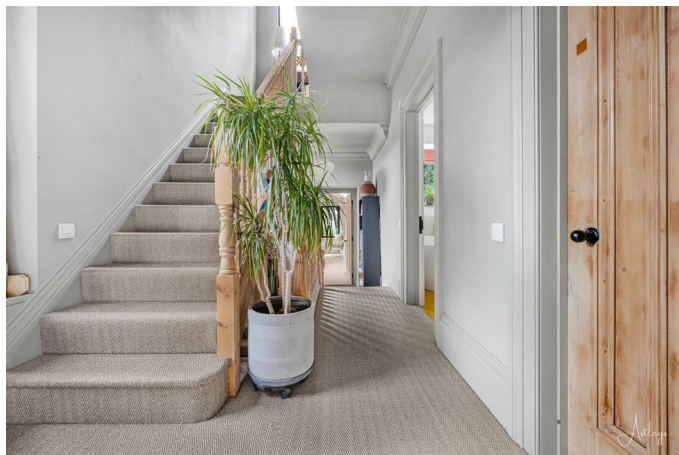
W/C. Wash hand basin. Velux roof window to the ceiling. Tiled floor. Spotlights. Radiator. Door to the basement. Wall lights.

### Basement 13'3" x 16'5" (4.058 x 5.019)

Power and light. Radiator. Air expel.

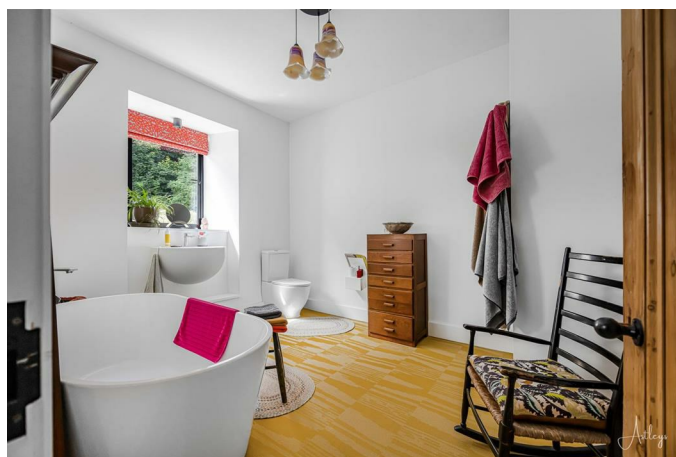
### First Floor

### Landing



With a double glazed sash UPVC window to the side. Radiator. Stairs to the second floor. Door to the bathroom. Door to the utility room. Doors to bedrooms two and three. Sisal flooring.

### Bathroom 11'8" x 9'2" (3.567 x 2.806)



With a double glazed aluminium window to the rear. A well appointed suite comprising; free standing bathtub. Large walk in shower. W/C. Contemporary hand basin. Radiator. Extractor fan.

### Bathroom View





## Bathroom



## Bedroom Two



## Utility Room 9'6" x 5'3" (2.912 x 1.624 )

Running work surface with plumbing for washing machine. Space for tumble dryer. Spotlights. Radiator.

## Bedroom Two 15'3" x 17'10" (4.661 x 5.442 )



## Bedroom Two



With a double glazed sash window to the side offering breath-taking sea views of Swansea Bay and beyond. Set of double glazed aluminium doors leading out to the front balcony. Two radiators. Gas fire set on slate surround.



### Balcony



Boasting spectacular sea views of Swansea Bay and Oystermouth Castle.

### Balcony



### Bedroom Three 18'4" x 12'3" (5.600 x 3.741 )



With a double glazed aluminium window to the front offering sea views. Two roof window to the side. Double glazed bi fold aluminium windows to the rear. Two radiators. Large stainless steel sink.

### Bedroom Three View





### Bedroom Three



### Shower Room 10'9" x 9'0" (3.281 x 2.751 )



### Second Floor

#### Landing



With a double glazed aluminium picture window to the rear offering a wonderful vantage point overlooking the rear garden and woods beyond. Door to the shower room. Door to bedroom one.

With a set of double glazed aluminium windows to the rear overlooking the rear garden. A well appointed suite comprising; large walk in shower with oversized shower head above. W/C. Surface mounted wash hand basin. Radiator. Spotlights.

#### Shower Room





### Shower Room



### Bedroom One View



### Bedroom One 21'6" x 18'0" (6.569 x 5.487 )



### Bedroom One



With a feature double glazed window to the front boasting sea views of Swansea Bay and beyond. Views of Oystermouth Castle. Double glazed sash window to the side boasting sea views of Swansea Bay and beyond. Three radiators. Spotlights. Two skylights. One rooflight. Set of Velux roof windows to the front.

### External



### Front



You have private parking for one vehicle (with electric car charging point). Steps leading up to the raised patio seating area offering sea views of Swansea Bay and beyond. Two plug sockets.

### Front



### Another Aspect



### Aerial Aspect





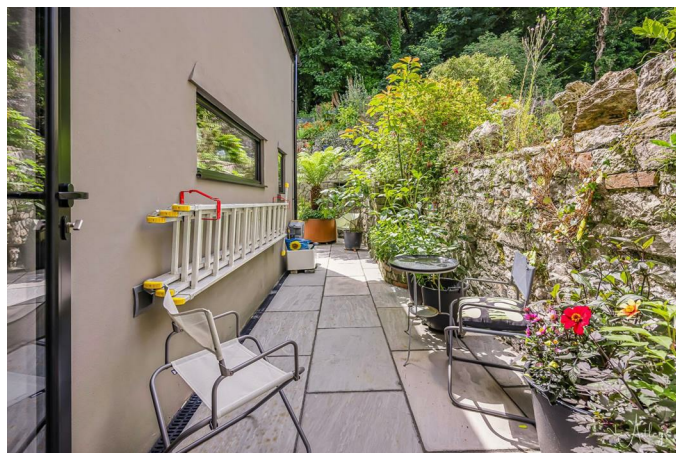
### Aerial Aspect



### Aerial Aspect

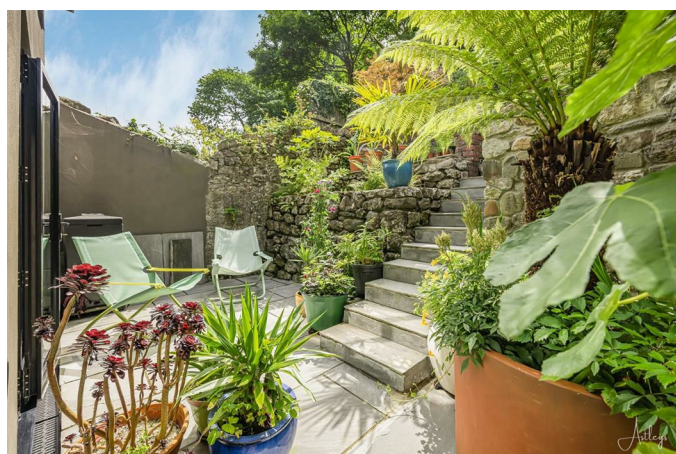


### Rear



You have a patio seating area with ample room for tables and chairs. Steps leading up to a further two seating areas. The rear garden is home to a variety of flowers and shrubs.

### Rear

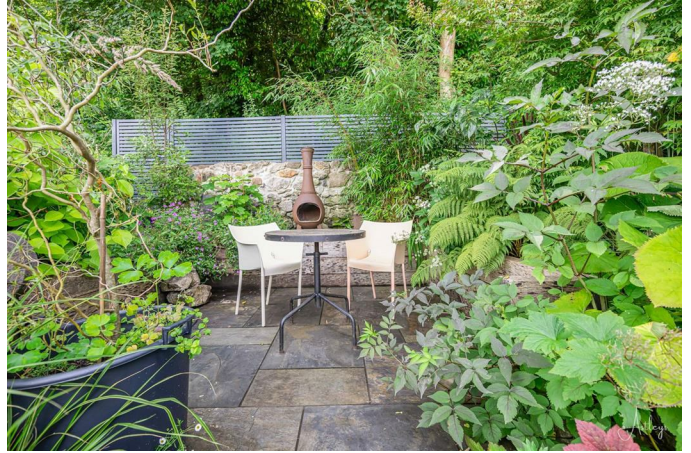




Rear



Rear



Rear



**Services**

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, Three, Vodafone & O2.

**Council Tax Band**

Council Tax Band - F

**Tenure**

Freehold.

Rear



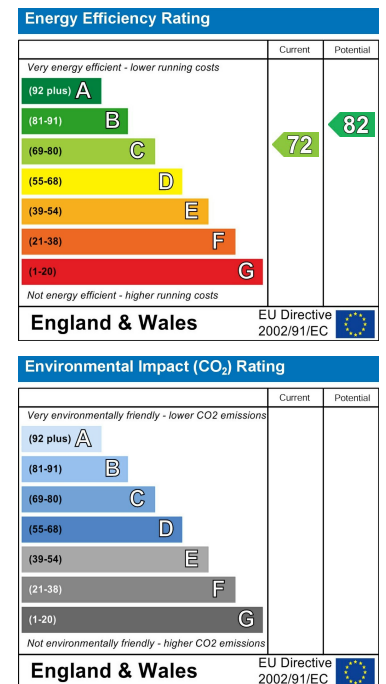
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.