

536 Mumbles Road,  
Mumbles, Swansea,  
SA3 4DH



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# 536 Mumbles Road, Mumbles, Swansea, SA3 4DH

£499,995



Life along this stretch of the Gower coastline is defined by the rhythm of the sea and the character of the village. Beaches and the promenade lie just moments away, with Mumbles Pier drawing the eye along Swansea Bay. Independent cafés, restaurants and local shops give the area its distinctive atmosphere, while well regarded schools, green spaces and convenient transport links make the setting as practical as it is appealing.

Arranged across three floors, the house offers generous and well balanced accommodation that unfolds with ease. Ground floor rooms provide a choice of settings for everyday living and entertaining, with a natural flow between the dining room and kitchen creating a welcoming centre to the home. Additional practical spaces are thoughtfully positioned, allowing the main rooms to remain calm and uncluttered.

The upper floors offer flexibility and privacy. Bedrooms are comfortably proportioned, supported by a study and shower room on the first floor. The principal bedroom occupies the top floor, set apart as a peaceful retreat, with a walk in wardrobe and soft sea glimpses across Swansea Bay towards Mumbles Pier adding a sense of occasion.

Outside, the gardens have been carefully arranged to make the most of the plot. A private driveway and raised seating area sit to the front, while the rear garden rises in gentle terraces. Here, decked and paved areas provide space for outdoor dining and relaxation, with upper levels given over to planting, a vegetable plot, greenhouse and shed. Mature trees, shrubs and flowers bring colour and structure throughout the year.

This is a home that combines space, outlook and location, offering an established coastal lifestyle within one of Mumbles most sought after settings.





#### Entrance

Via a set of hardwood doors into the porch.

#### Porch

With quarry tiled floor and a frosted glazed hardwood door into the hallway.

#### Hallway

With stairs to the first floor. Door to the lounge. Door to the sitting room. Door to the kitchen. Door to pantry. Door to understairs storage cupboard. Radiator.

#### Lounge

13'7" x 13'10"

You have a set of glazed doors leading out to the front with feature wood paneling. Feature fireplace housing a wood burner set on tiled hearth with a marble surround. Radiator.

#### Sitting Room

11'9" x 12'9"

You have a glazed sash window to the rear. Radiator. Feature gas fire.

#### Dining Room

14'7" x 10'0"

You have a glazed sash window to the side. Radiator and an opening to the kitchen.

#### Kitchen

13'1" x 11'4"

A well appointed kitchen fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Space for dishwasher. Space for fridge freezer. Space for cooker.

#### Utility Room

6'7" x 5'5"

Radiator. Door to the WC. Space for American-style fridge freezer. Plumbing for washing machine. Tiled floor.

#### Cloakroom

2'6" x 5'6"

With a frosted glazed window to the rear. Tiled floor. WC. Wash hand basin.

#### First Floor

##### Landing

You have stairs leading up to the second floor. Door to the shower room. Door to the study. Door to bedroom two. Door to bedroom four.

##### Shower Room

10'6" x 4'1"

You have a frosted double glazed window to the side. Suite comprising; large walk-in shower. WC. Wash hand basin. Chrome heated towel rail.

##### Bedroom Two

11'8" x 12'4"

You have a set of double glazed windows to the rear. Radiator. Opening to built-in storage cupboard.







### Study

13'1" x 6'5"

You have a double glazed window to the front. Radiator. Door to bedroom three.

### Bedroom Three

12'11" x 11'4"

With a glazed sash window to the front offering sea glimpses of Swansea Bay and beyond. Radiator. Two openings to built-in storage.

### Bedroom Four

14'10" x 9'9"

You have a set of double glazed windows to the rear. Radiator. Door to built-in storage cupboard. Feature fireplace.

### Second Floor

#### Landing

You have a double glazed window to the rear. Door to bathroom. Door to bedroom one. Loft access.

#### Bathroom

12'6" x 10'0"

You have a frosted double glazed window to the rear. Velux roof window to the rear. Suite comprising; WC. Wash hand basin. Corner shower cubicle. Bath tub. Chrome heated towel rail. Extractor fan.

#### Bedroom One

15'7" x 15'7"

You have a double glazed window to the side and a set of double glazed windows to the front offering breathtaking sea views of Swansea Bay and beyond, and views of Mumbles Pier. Radiator. Door to walk-in wardrobe.

#### Walk In Wardrobe

15'3" x 5'7"

#### External

##### Front

You have private driveway parking for one vehicle and a raised patio seating area with room for tables and chairs.

##### Rear

You have a seating area with steps leading up to a raised decked area with ample room for tables and chairs. Further steps leading up to a raised patio area which is home to vegetable plot. Detached greenhouse. Detached garden shed. The rear garden is home to a variety of flowers, trees and shrubs.

#### Services

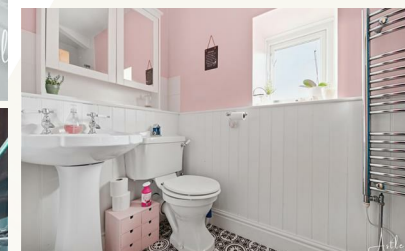
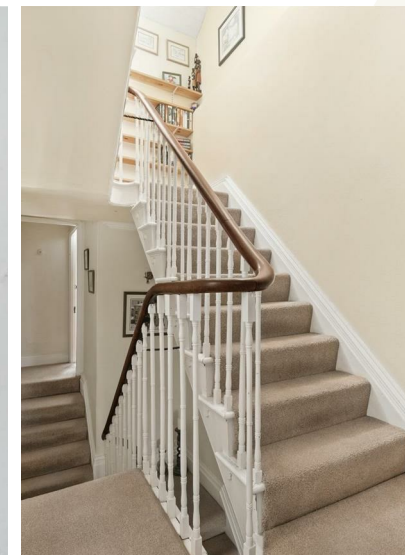
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - full fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone.

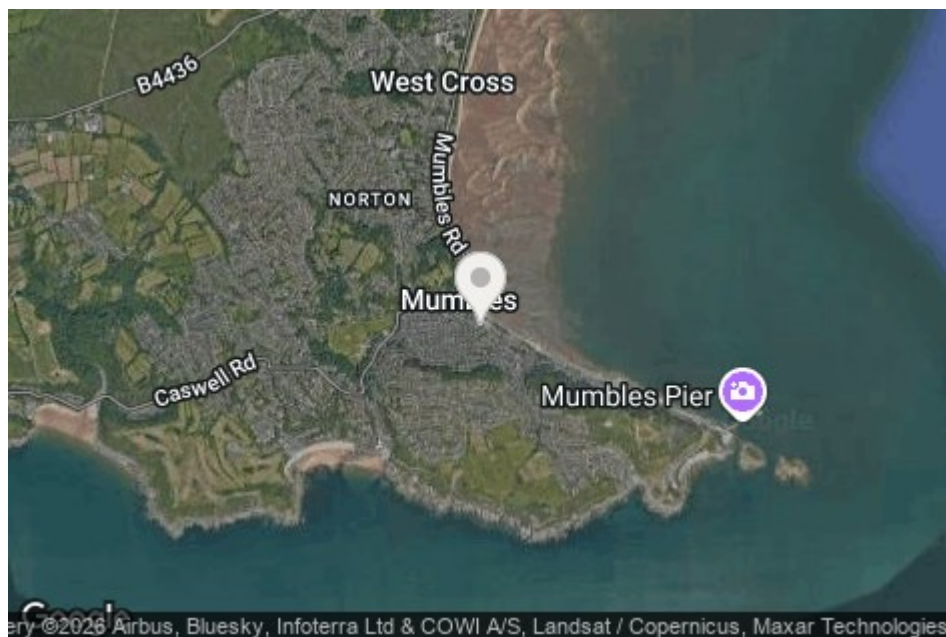
#### Council Tax Band

Council Tax Band - F

#### Tenure

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	51	74
England & Wales	EU Directive 2002/91/EC	

