

Apartment 2,  
Southend Villas  
Mumbles Road,  
Mumbles, Swansea,  
SA3 4EL

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# Apartment 2, Southend Villas Mumbles Road, Mumbles, Swansea, SA3 4EL

Offers Over  
**£425,000**



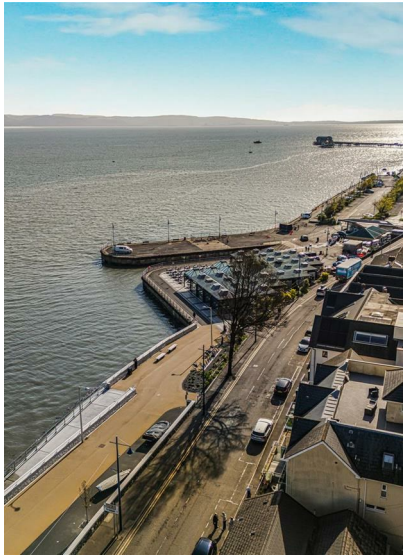
Set along the curve of the coastline in Mumbles, this distinguished Georgian apartment enjoys a setting that is both vibrant and quietly restorative. The sweep of Mumbles Bay lies just beyond, where the changing light over the water lends a sense of calm throughout the day. Independent cafés, well regarded restaurants and local shops are all within easy reach, while nearby beaches and coastal paths offer space to walk and unwind. The surrounding area balances a strong sense of community with excellent access into Swansea, making it as practical as it is appealing.

Occupying the first floor of a Grade II listed building, the apartment extends to approximately 1533 square feet and retains the graceful proportions typical of its period. The approach is welcoming, leading into a porch that opens to a sequence of well arranged living spaces. The principal reception room is particularly impressive, with large windows framing uninterrupted sea views and allowing natural light to travel through the interior. A separate dining room offers a more intimate setting for entertaining, while the kitchen is positioned to serve both spaces with ease.

The accommodation has been thoughtfully arranged to provide both comfort and privacy. Three bedrooms are set away from the main living areas, with the principal suite benefiting from its own en suite and a dedicated dressing area. A family bathroom, cloakroom and a useful utility area complete the internal layout.

Outside, the convenience of private parking for two vehicles is a notable advantage in such a sought after coastal location.

Offered with no onward chain, this is a home that combines historic character with a refined coastal lifestyle, where the rhythm of the sea and the charm of the village are part of everyday life.



#### **Entrance**

Via a set of stairs with a PVC door into the porch.

#### **Porch**

With a hardwood door into the lounge.

#### **Bedroom One**

13'8" x 11'0"

Set of double glazed windows to the side. Two radiators. Door to wet room. Opening into the walk-in dressing area.

#### **En-Suite**

5'3" x 7'8"

Large walk-in shower with oversized shower head above. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights. Extractor fan.

#### **Dressing Area**

5'11" x 11'0"

Spotlights.

#### **Lounge**

19'6" x 18'9"

With a set of double glazed sash windows to the front offering breathtaking sea views of Mumbles Bay and beyond. Three radiators. Spotlights. Exposed brickwork. Opening into the dining room. Door to bedroom one. Radiator.

#### **Dining Room**

14'10" x 13'3"

Double glazed sash window to the front offering breathtaking sea views of Mumbles Bay and beyond. Double glazed window to the side. Exposed brickwork. Door to the inner passage.

#### **Inner Passage**

With an opening into the kitchen. Door to the cloakroom. Door to the utility. Door to bathroom. Doors to bedrooms two and three. Radiator. Spotlights.

#### **Cloakroom**

4'3" x 3'0"

A beautifully appointed suite comprising; WC. Wash hand basin. Part tiled walls. Extractor fan.



### Utility Area

With plumbing for washing machine.

### Bathroom

8'6" x 5'7"

With a frosted double glazed window to the side. A beautifully appointed bathroom suite comprising; bathtub with oversized shower head above. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights. Extractor fan.

### Bedroom Two

10'8" x 11'0"

You have a set of double glazed windows to the side. Radiator. Sliding doors to built-in wardrobe.

### Bedroom Three

10'1" x 8'6"

With a set of double glazed windows to the rear. Radiator.

### Kitchen

13'6" x 7'5"

With a double glazed window to the front again boasting breathtaking sea views of Mumbles Bay and beyond. Double glazed window to the rear. Frosted double glazed PVC door to the rear. A beautifully appointed kitchen fitted with a range of base and wall units. Running marble work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Five ring AEG induction hob with AEG extractor head over. Integral AEG oven and grill and microwave. Integral fridge. Integral freezer. Integral dishwasher. Radiator. Spotlights.

### External

Via the kitchen you have steps leading up to the private parking for two vehicles.

### 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 - E

### Tenure

Leasehold (69 years left on lease. Vendor will extend the lease before sale)





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 142.5 sq. metres (1533.6 sq. feet)

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Plan produced using PlanUp.