

14 Bryn Terrace,
Mumbles, Swansea,
SA3 4HD



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£550,000



Set within the coastal village setting of Mumbles, this home enjoys a rare position where daily life is shaped by sea air, shoreline walks and a welcoming community atmosphere. Independent cafés, local schools and everyday amenities are close at hand, while the wider connections of Swansea are within easy reach. The nearby coastline and access to the wider Gower landscape offer a constant sense of openness and escape.

From its elevated position, the property captures sweeping views across Mumbles Bay and the wider expanse of Swansea Bay, a backdrop that can be enjoyed from the front garden, principal reception space and main bedroom.

The accommodation is arranged over two floors and begins with a porch leading into a central hallway. The ground floor offers a lounge, dining room and kitchen, each arranged to support both day to day living and entertaining. Upstairs, three bedrooms are complemented by a family bathroom.

The plot is generous, extending to approximately a quarter of an acre, giving a sense of space uncommon in such a coastal location. To the front, there is parking and a detached outbuilding providing useful storage and additional flexibility. The front garden is a particular highlight, offering seating areas positioned to take in the uninterrupted coastal outlook. Steps lead down to further lawned gardens with established planting and a greenhouse, while the rear provides a patio rising to a rockery style garden with mature shrubs and trees.

A home defined by its setting, scale and outlook, offering a coastal lifestyle that feels both open and grounded.



Entrance

Via a frosted double glazed PVC door into the porch.

Porch

Set of double glazed windows to the front and a glazed hardwood stable door into the hallway. Tiled floor.

Hallway

Double glazed window to the front. Radiator. Door to the dining room. Door to the kitchen. Door to the lounge. Door to the inner hall. Parquet flooring.

Dining Room

11'10" x 12'3"

Double glazed bay window to the rear. Feature fireplace housing a gas fire. Parquet flooring.

Kitchen

11'4" x 9'4"

Glazed sash window to the rear. Glazed door to the rear. Radiator. Door to pantry. Tiled floor. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink. Space for cooker. Space for freezer. Plumbing for washing machine.

Lounge

11'9" x 18'4"

Double glazed window to the front and a glazed bay sash window to the front offering breathtaking views of Swansea Bay and beyond. Radiator. Fireplace.

Inner Hall

Stairs to the first floor.

Landing

Doors to bedrooms. Door to bathroom. Loft access. Radiator.

Bathroom

8'3" x 8'10"

Frosted glazed sash window to the rear. Suite comprising: corner shower cubicle. Bathtub. WC. Wash hand basin. Radiator. Part tiled walls.

Bedroom One

13'9" x 18'2"

Set of double glazed windows to the front again boasting breathtaking sea views of Swansea Bay and beyond. Two radiators.



Bedroom Two

12'4" x 11'3"

Double glazed bay window to the rear. Radiator. Wash hand basin.

Bedroom Three

12'0" x 9'2"

Double glazed window to the side. Radiator.

External

Grounds

Aerial Aspect

Front

Private parking for one vehicle. Detached outbuilding which is home to a storeroom (with a set of double glazed windows to the front). Secondary storeroom. Outside WC. Lawned area which is currently housing tables and chairs which offer the most breathtaking panoramic sea views of Swansea Bay and beyond. Steps leading down to a further lawned area which is home to a variety of flowers, trees and shrubs. Detached greenhouse.

View

Rear

Patio area which has steps leading up to a rockery style garden 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.

Agents Note

The adjoining property has right of way over the front of the property to access their property.





Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		81	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	45		
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



Total area: approx. 146.0 sq. metres (1571.1 sq. feet)

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