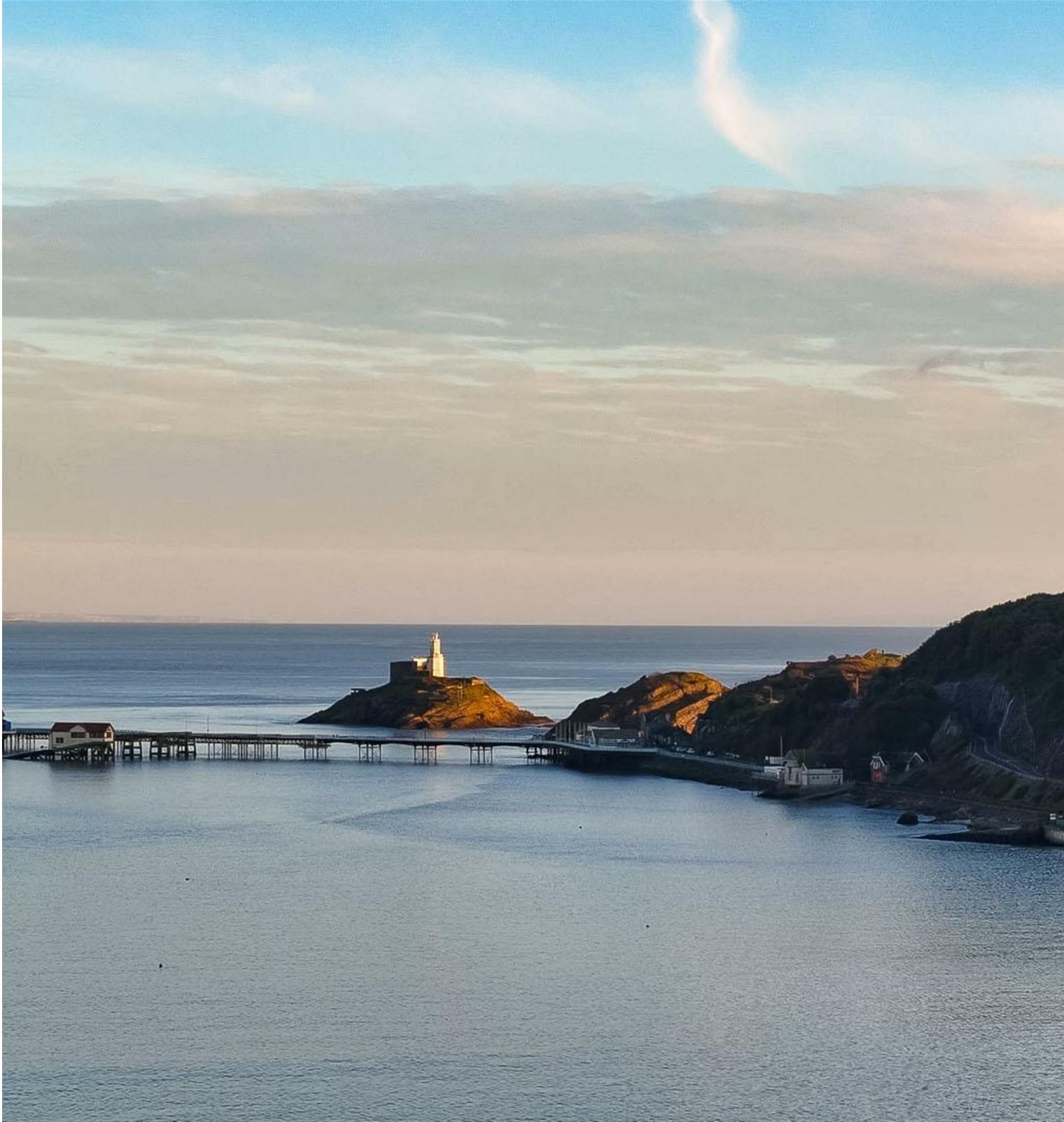


Flat C 144 Overland  
Road, Mumbles,  
Swansea, SA3 4EU

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# Flat C 144 Overland Road, Mumbles, Swansea, SA3 4EU

£325,000



Positioned to make the most of its elevated outlook, this beautifully renovated apartment is offered with no onward chain and delivers an exceptional combination of space, finish and coastal drama. Extending to 826 square feet, the accommodation has been carefully reworked to create a refined and comfortable home where the focus is firmly on light, views and everyday ease.

The kitchen and living room forms a striking central space, framed by breathtaking sea views that stretch across Swansea Bay, with Oystermouth Castle providing a historic and ever changing focal point. These views are equally enjoyed from the second bedroom, creating a rare sense of connection to the landscape from multiple rooms. The kitchen sits naturally within the living area, finished to a high standard and designed for both practical use and relaxed entertaining. The shower room continues the contemporary feel, while both bedrooms are well proportioned and calmly presented, offering flexibility for guests, working from home or quieter retreat.

Outside, the setting enhances the appeal still further. The seafront is moments away, inviting morning walks along the promenade or evenings spent watching the light change across the water. Mumbles village is close at hand, known for its independent cafés, restaurants and local shops, as well as the charm of Oystermouth Castle and nearby coastal paths. Well regarded schools and green spaces are within easy reach, and regular transport links connect effortlessly with Swansea city centre and beyond.

With its panoramic views, generous interior and high quality renovation, this apartment is ideally suited to professionals, downsizers or lifestyle buyers seeking a low maintenance home that captures the very best of coastal living in Mumbles.



### Entrance

Via double glazed PVC door into the kitchen/living room.

### Kitchen/Living Room

26'5" x 15'6"

Beautifully appointed room with a set of double glazed French doors to the front Juliet balcony offering breathtaking sea views of Swansea Bay and beyond. Views of Oystermouth Castle. Double glazed window to the side again offering breathtaking sea views of Swansea Bay and beyond. Two wall mounted radiators. Door to the inner hall. Beautifully appointed kitchen fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl sink and drainer unit. Four ring gas hob with oven and grill under. Extractor hood over. Integral fridge. Integral freezer. Integral dishwasher. Integral washing machine.

### Inner Hall

Stairs leading down to bedroom one. Door to shower room. Door to bedroom two. Radiator.

### Shower Room

3'1" x 9'1"

Well appointed suite comprising; corner shower cubicle with oversized shower head above. WC. Wash hand basin. Extractor fan. Tiled floor. Part tiled walls. Towel rail. Spotlights.

### Bedroom Two

13'2" x 9'9"

With a double glazed window to the front again offering breathtaking sea views of Swansea Bay and beyond. Views of Oystermouth Castle. Radiator.

### Bedroom One

19'5" x 11'6"

You have a frosted double glazed PVC door to the rear. Double glazed window to the rear. Two radiators. Door to cloakroom. Free standing bathtub. Spotlights. Extractor fan.

### WC

6'1" x 2'11"

WC. Wash hand basin. Heated towel rail. Tiled floor.



#### External

The apartment benefits from having access to the communal gardens to the front and rear of the apartment block. Private parking to the front for one vehicle. Private seating area to the rear.

#### Services

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

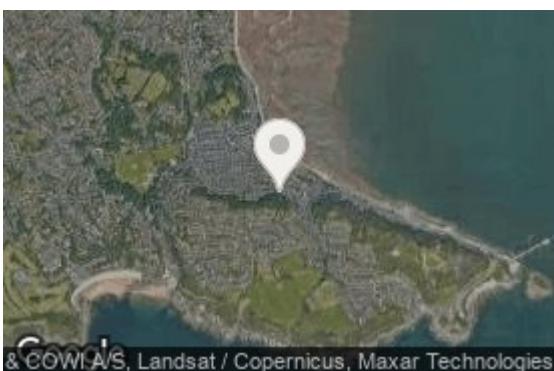
#### Council Tax Band

TBC

#### Tenure

Share of freehold.





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

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Plan produced using PlanIt Pro.

