



31 Victoria Avenue, Mumbles, Swansea, SA3 4NG

Three Bedrooms
Two Bathrooms
South Facing Garden

FREEHOLD

1,094 sqft

Offers over £320,000



A classic Mumbles terrace with light, charm and a south-facing garden ready to be enjoyed.



A bright and well-proportioned Victorian home in the heart of Mumbles, offering genuine potential to update and create something rather special.









This attractive three-bedroom Victorian terrace offers 1094sqft of light-filled accommodation, set within one of Mumbles' most central and convenient locations. The house retains a sense of its period origins, with glimpses of original detailing still in place, while presenting an excellent opportunity for a new owner to modernise and shape the interiors to their own taste.

The property is entered via a small porch into a welcoming hallway, which leads through to the principal reception spaces. To the front sits a bright living room with a bay window, drawing in natural light and creating a comfortable everyday space. Beyond this, a separate dining room provides a more formal setting, ideal for entertaining or family gatherings, with a pleasant outlook towards the rear.

The kitchen/breakfast room lies at the back of the house and offers a practical footprint with direct access out to the garden. There is also the convenience of a ground floor shower room, adding flexibility for modern living.



Upstairs, the first floor accommodates three bedrooms. The principal bedroom spans the width of the house to the front, while a second double and a single bedroom are positioned to the rear. A family bathroom completes the first floor.

Externally, the rear garden is a particularly appealing feature. South-facing and thoughtfully arranged with cobbled areas, it is filled with established planting including flowers and small trees, creating a charming and private outdoor space that enjoys sunlight throughout the day.

Overall, this is a house with excellent natural light, good proportions and clear scope to enhance, all within a highly desirable village setting.

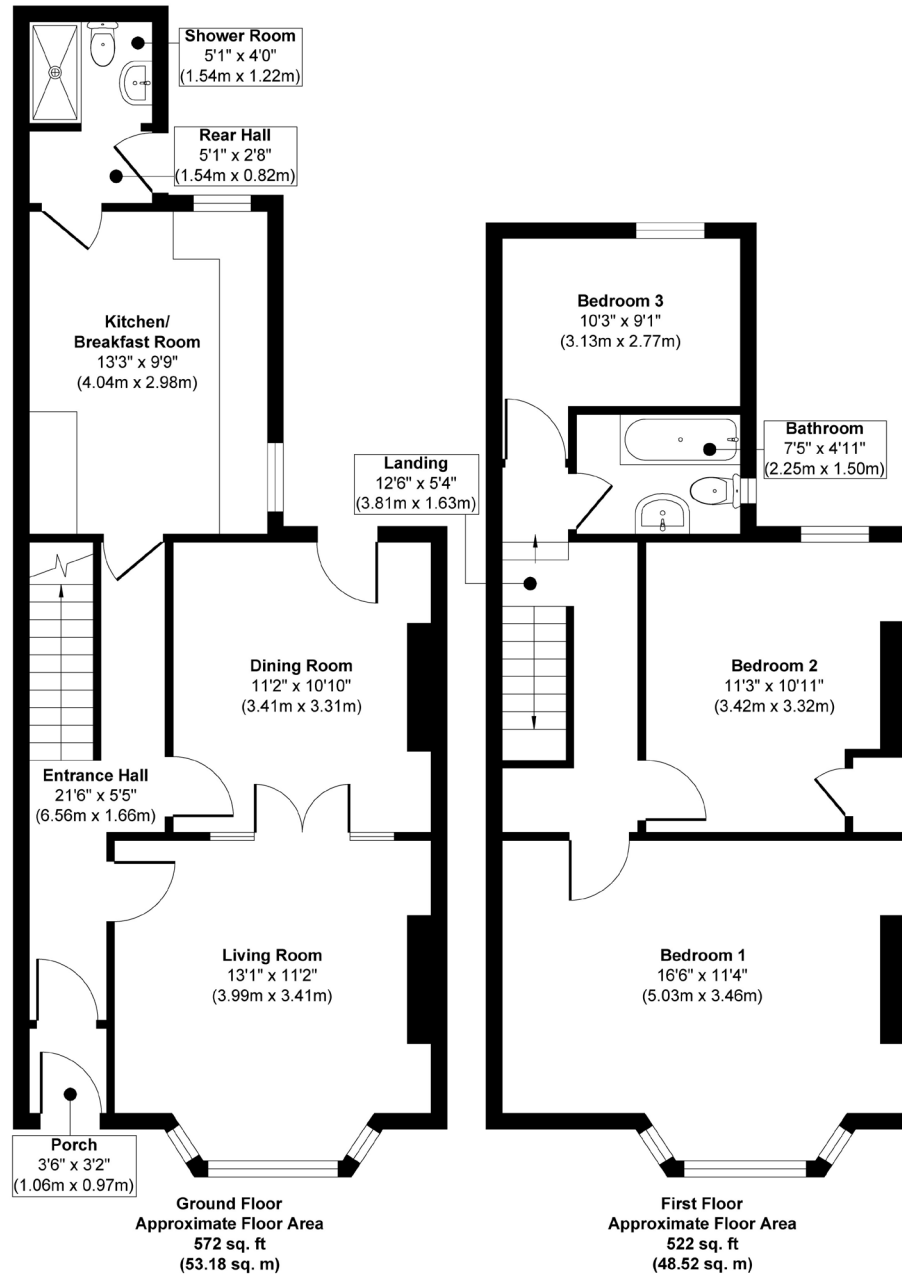


Tenure: Freehold

Services: Mains electricity, water, sewerage and gas central heating

Council Tax Band: E (£2,619 p.a. approx.)

EPC Rating: To be confirmed



Approx. Gross Internal Floor Area 1094 sq. ft / 101.70 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

The Location

Victoria Avenue sits right in the heart of Mumbles, one of Swansea's most sought-after coastal villages, known for its blend of seaside charm and everyday convenience. From the front door, it is just a short walk (approximately 300–500 metres) to the independent boutiques, cafés, restaurants and bars that line Newton Road and Mumbles Road, along with the popular Oyster Wharf development on the seafront.

The promenade and Swansea Bay are also within easy reach (circa 400 metres), offering miles of coastal walking, cycling and open sea views. Langland Bay, with its golden sands, beach huts and brasserie, lies approximately 1 mile away, while Caswell Bay and the wider Gower Peninsula—Britain's first Area of Outstanding Natural Beauty—are just a short drive beyond.

For families, the property falls within the catchment area for well-regarded local schools including Oystermouth Primary (approx. 0.6 miles) and Bishopston Comprehensive (approx. 2.5 miles).

Swansea city centre is approximately 4.5 miles away, providing a wider range of retail, leisure and employment opportunities, along with access to Swansea University and Singleton Hospital (both around 2–3 miles distant). The M4 motorway (Junction 42) is approximately 6 miles away, offering straightforward links east towards Cardiff and west into Carmarthenshire.

This is a location that balances coastal living with everyday practicality—everything you need within walking distance, and the Gower coastline on your doorstep.





THE
GREENROOM
ESTATE AGENCY

Telephone

01792 986099

Address

29-30 Dunns Lane
Mumbles
SA3 4AA

E-mail and Web

info@thegreenroomhomes.com
www.thegreenroomhomes.com.com