



534 Mumbles Road, Swansea, SA3 4DH

Offers Over £450,000

A SUBSTANTIAL THREE BEDROOM Victorian semi-detached home offering over 2,100 sq. ft. of versatile accommodation, spread over three floors, in the heart of MUMBLES. The ground floor opens with a generous hallway leading to two reception rooms. A front aspect living room and a second reception room/study, both centred around feature fireplaces, creating warm and sociable spaces for family life and entertaining. The spacious kitchen/breakfast room forms the hub of the home, complemented by a separate utility and a ground floor wet room. Upstairs, three well-proportioned bedrooms complete the home alongside two further bathrooms and an en-suite. The main suite featuring an open walk-in shower and elegant claw foot tub. CHARACTER DETAILS such as high ceilings, exposed beams, coving and stained-glass features add depth and individuality throughout.

Outside, the property enjoys the rare advantage of PRIVATE PARKING and a low maintenance SW facing garden, while partial sea views accentuate its coastal charm. Positioned on sought-after Mumbles Road, the home is just a short walk from the seafront, coastal paths and promenade, along with the vibrant cafés, restaurants and boutique shops for which the village is renowned. Excellent schools are close by, and Swansea city centre is easily accessible, making this a perfect base for family living with all the benefits of the Mumbles lifestyle. Call to view now!

www.smithshomes.com

Hallway

22'4" x 3'10" (6.81 x 1.17)

Beautifully styled entrance with stained glass front door, wood flooring, column radiator, understairs cupboard and high ceilings with a vintage ceiling rose, lantern light & original coving.

Living Room

13'8" x 12'10" (4.19 x 3.93)

Front reception room featuring tall ceilings with decorative coving and a classic ceiling rose. Original wood flooring complements the period-style fireplace crafted from locally quarried Mumbles Marble, complete with a multi-fuel burner. Natural light is enhanced from the pvcu doors opening to the front garden and the period detailing creates a characterful warm living space.

Reception Room Two/Study

12'3" x 11'9" (3.74 x 3.59)

Second versatile living space featuring three exposed beams running above the shelving areas and patio doors, adding character and architectural interest. This space also features a wood flooring, radiator and a log burner. Pvcu doors open onto the rear courtyard, bringing in natural light and adding a seamless indoor-outdoor flow, while original features and warm finishes maintain the room's period charm.

Kitchen/Breakfast Room

26'8" x 19'2" (8.13 x 5.86)

A bright and sociable kitchen/breakfast room with underfloor heating, designed for modern family living and entertaining. The fitted kitchen features a granite worksurface, Neff gas hob, double oven, extractor, Caple microwave, stainless steel sink and integrated dishwasher, all seamlessly integrated for a sleek, practical look. The casual seating area, complete with an gas fireplace, creates a welcoming spot to relax. And the extended section with pvcu windows and patio doors provides a light-filled dining area with direct access to the rear garden, perfect for indoor-outdoor gatherings, casual meals and socialising with family & guests. Also features a pantry with the original slate shelf.

Utility Room

7'2" x 6'3" (2.19 x 1.91)

Very useful utility space with tiled flooring & underfloor heating, base unit & sink. Pvcu window and door to the wet room & the garden.

Wet Room/Bathroom 3

6'3" x 3'4" (1.92 x 1.03)

Fully tiled wet room with overhead shower, sink, WC and pvcu window. One of a total of four bathrooms.

Landing

16'0" x 2'8" (4.89 x 0.83)

A tall, split-level landing with eye-catching stair runner and a two-tone balustrade rising to the second floor.

Bedroom Three

14'5" x 10'0" (4.41 x 3.07)

One of three double bedrooms comprising wood flooring, pvcu windows, radiator, fitted wardrobes and door to the en-suite.

En-Suite

3'11" x 3'10" (1.21 x 1.17)

Comprising pvcu window, heated towel rail, shower, sink & WC.

Bathroom Two

11'8" x 8'9" (3.58 x 2.67)

Beautifully designed hotel-inspired bathroom suite, featuring an open metro-tiled walk-in shower, Victorian style sink, illuminated mirror, shelving, radiator and stunning claw-foot freestanding tub.

Bedroom Two

18'10" x 12'9" (5.75 x 3.89)

Expansive double bedroom with wood flooring, column radiator, original coving & dual pvcu windows with bespoke shutters to the front aspect, enjoying idyllic views over Mumbles.

Upper Landing

10'0" x 9'8" (3.07 x 2.95)

Comprising pvcu windows, incredible exposed beams, wood flooring and built-in storage cupboard.

Bathroom One

10'0" x 8'0" (3.06 x 2.44)

Partially tiled bathroom with vaulted ceiling, pvcu window, heated towel rail, sink/storage unit, jacuzzi bath and WC.

Bedroom One

18'5" x 16'1" (5.62 x 4.91)

Main bedroom comprising vaulted ceiling, exposed beams, pvcu sash windows with views, wood flooring, fitted wardrobes and radiator.

External & Location

Externally, the property benefits from a SW facing low-maintenance terraced garden, ideal for al fresco dining and outdoor entertaining, with patio doors leading directly from the kitchen/breakfast room. There is plenty of scope for gardeners to create colourful, inviting spaces without the upkeep of a lawn. To the front, a path leads up to the house, with a private parking area, mature trees and borders providing a welcoming, practical and private entrance. Gated pedestrian access to the rear.

Set in the heart of Mumbles Village, this home puts you within easy reach of the beaches, promenade, cafés, restaurants and independent shops that define coastal living. Families will appreciate excellent local schools, while outdoor enthusiasts can explore the Gower's stunning coastline just minutes away. With Swansea city centre close and glimpses of the sea from its elevated position, the property offers a rare combination of village charm, family convenience and effortless access to both coast and city.

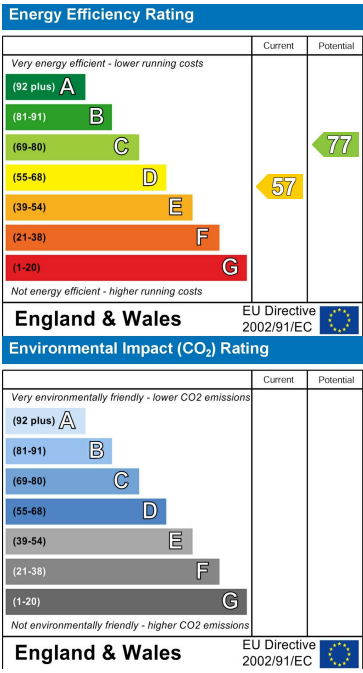
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

Unit 4, 270 Cockett Road, Swansea, SA2 0FN
T: 01792 465822 E: info@smithslettings.com

