

6 Thistleboon Road,
Mumbles, Swansea,
SA3 4HE

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Offers Over
£315,000



Moments from the shoreline and heart of Mumbles, this setting carries the gentle rhythm of coastal village life. Independent cafés, galleries and local shops line the seafront promenade, while walks extend towards the sands of Langland Bay and the wider landscapes of the Gower Peninsula. Historic landmarks such as Oystermouth Castle overlook the bay, and everyday amenities, schools and transport links towards Swansea remain within easy reach. It is an environment that balances natural beauty with convenience, shaped by sea air and community spirit.

This characterful house unfolds across a thoughtfully arranged interior of approximately 850 square feet, set within a modest yet manageable plot of around 0.02 acres. A welcoming lounge and dining room forms the heart of the ground floor, offering an adaptable space for both quiet evenings and informal gatherings. The adjoining kitchen and bathroom complete the practical layout, while upstairs three bedrooms provide comfortable accommodation. From the principal bedroom, elevated views extend across rooftops towards the waters of Swansea Bay, introducing a daily connection to the coastline.

Externally, the rear garden has been designed to encourage time outdoors. A raised seating terrace offers space for tables and chairs, ideal for morning coffee or relaxed summer dining. Steps lead down to a further handstanding area where a detached outbuilding currently sits, presenting potential for storage, hobbies or creative use. The garden also enjoys a pleasant aspect with glimpses of the sea beyond, reinforcing the sense of place.

This is a home that supports an easy coastal lifestyle, equally suited to downsizers, professionals, lifestyle movers or those seeking coastal or country living.



Entrance

Via a bespoke stained glass double glazed PVC door into the lounge/dining room.

Lounge/Dining Room

22'4" x 15'0"

A split level room with stairs to the first floor. Door to the kitchen. Double glazed patio (tilt & turn) PVC door to the rear. Double glazed bay window to the front. Gas fire. Two radiators.

Kitchen

14'1" x 7'0"

With a double glazed window to the rear. Frosted double glazed PVC door to the rear. Door to the bathroom. The kitchen is fitted with a range of base and wall units, running work surface incorporating a four ring gas hob with extractor hood over. Electric double oven. Sink and drainer unit. Space for fridge/freezer. Space for dishwasher. Plumbing for washing machine. Radiator. Tiled floor.

Bathroom

6'10" x 7'1"

With a set of frosted double glazed windows to the rear. Suite comprising; bathtub with shower over. W/C. Wash hand basin. Tiled floor. Radiator. Spotlights.

First Floor

Landing

With doors to bedrooms. Rope ladder leading to storage area. W/C. Wash hand basin.

View

Bedroom One

10'7" x 12'5"

With a double glazed (tilt & turn) window to the front offering sea glimpses of Swansea Bay. Radiator. Door to built in storage cupboard.



Bedroom Two

8'6" x 11'6"

With a double glazed (tilt & turn) window to the rear. Radiator.

Bedroom Three

9'5" x 7'7"

Currently being used as a gym. Radiator. Double glazed French doors leading out to the rear raised seating area.

External

Aerial Aspect

Front

As you enter the property you have breathtaking sea views of Swansea Bay.

Rear

Raised seating area with room for tables and chairs. Steps leading to a further hardstanding which currently houses a detached log cabin Summer House. Sea views of Swansea Bay. Steps leading down to further storage. Two electrical points.

Log Cabin Summer House

11'7" x 10'11"

Currently being used as a gym. Power & light. Alarm system.

Services

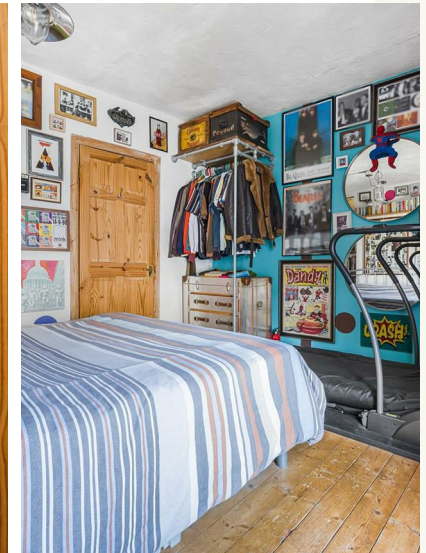
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - full fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone.

Council Tax Band


Council Tax Band - D

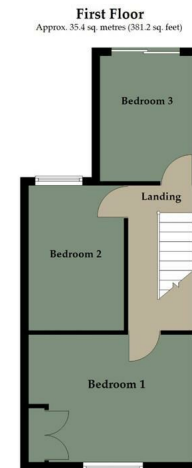
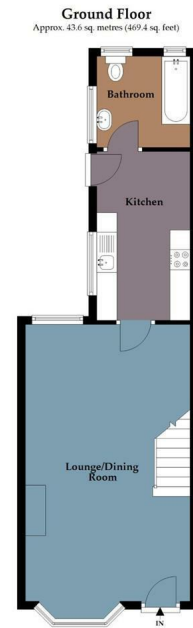
Tenure

Freehold.





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



Total area: approx. 79.0 sq. metres (850.6 sq. feet)

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Plan produced using PlanUp.