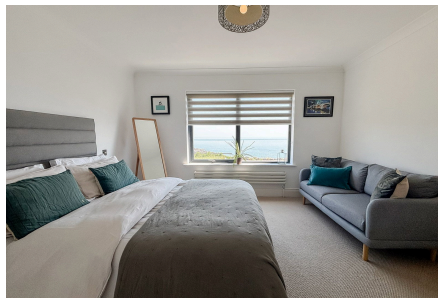


3 Aelybryn, Mumbles

Offers Over £1,000,000

3 2 1



Quote reference DS1317 when enquiring.

Nestled within one of Mumbles' most sought after residential locations, Aelybryn enjoys an enviable elevated position with breathtaking panoramic views across Limeslade Bay and the coastline beyond. This exceptional home combines coastal tranquillity with everyday convenience, offering a rare opportunity to acquire a property in a highly desirable setting just moments from the vibrant heart of Mumbles.

Ideally situated within easy reach of an excellent range of local amenities, including independent boutiques, cafés, restaurants, and supermarkets, the property provides the perfect balance of

peaceful living and accessibility. Well regarded local schools are nearby, making it an attractive choice for families, while regular public transport links and convenient road access connect Mumbles with Swansea city centre, Swansea railway station, and the wider South Wales region. The property's elevated outlook captures truly spectacular sea views that are difficult to rival, creating an ever-changing coastal backdrop to everyday life.

Occupying a prime position, this impressive residence commands what can only be described as some of the finest views in Mumbles. Overlooking the sweeping curve of Limeslade Bay, the property benefits from a remarkable coastal panorama stretching across the water and surrounding shoreline, offering a unique vantage point that is rarely available to the market.

Dimensions:

Living-Dining-Kitchen: approx 8.46m max x 6.63m

Hallway leading to:

Utility: approx 4.53m x 2.27m

Shower Room: approx 2.79m x 2.26m

Bedroom Three: approx 3.96m x 3.96m

Landing leading to:

Bedroom One: approx 3.67m x 5.55m

Bedroom Two: approx 3.37m x 4.86m

Bathroom: approx 2m x 2.65m

The location is second to none. The bustling village of Mumbles, renowned for its charming seaside character, independent shops, award-winning eateries, and picturesque promenade, is within easy reach. Residents can enjoy the best of coastal living while remaining conveniently connected to Swansea city centre via the nearby A4067, with Swansea railway station providing direct services to Cardiff and London. The area is also well served by local bus routes, making commuting and day-to-day travel straightforward.

Families will appreciate the proximity to highly regarded schools within the Mumbles and wider SA3 catchment area, whilst outdoor enthusiasts can take advantage of the nearby coastal paths, beaches, and the stunning Gower Peninsula, Britain's first designated Area of Outstanding Natural Beauty.

Whether enjoying morning sunrises over the bay, watching the changing tides from the comfort of home, or taking a short stroll into the village, Aelybryn offers a lifestyle that is truly special. Combining an outstanding location, excellent local amenities, strong transport connections, and spectacular sea views, this is a rare opportunity to secure a home in one of Swansea's most prestigious coastal addresses.

Planning permission for a side extension is also available - please discuss with the agent

Viewings:

Prior to viewing: We encourage you to explore all marketing materials provided. Examine the floorplan, dimensions, video, and map. If possible, we also suggest driving by the property or using Google Street View to ensure the property and area match your wants and needs. Some of our clients may ask that only proceedable buyers, those who are under offer or have no related sale, request viewings. If you'd prefer a more modern approach, we also offer virtual viewings. Just let us know if that works better for you!

Property Information:

All measurements, floorplans, and land plans are there to give a broad view, and are approximate. While we've done our best to make sure everything is accurate, we recommend double-checking the details with your solicitor. We haven't tested any of the services or appliances, therefore we cannot guarantee they're in working order. The photos are for marketing purposes only, please don't assume that everything you see is included with the property. Some fixtures and fittings may also be available by separate negotiation. We're committed to ensuring you have all the information needed to make an informed decision when buying a property. However, it's essential that all details are verified by your solicitor, and everything we've provided is given in good faith, based on information from the Land Registry and our sellers.

Key Features

- Quote reference DS1317 when enquiring.
- Multi-level gardens designed to maximise the elevated position and coastal outlook
- Spacious living area with vaulted ceiling & sea views
- Driveway & off-road parking
- Walking distance to a wide range of boutique shops, cafés, and restaurants
- Spectacular sea views enjoyed from both ground and first floor levels
- Detached three bedroom home
- Modern fitted kitchen complete with integrated appliances
- Gated access
- Planning permission already granted for extension - speak with agent



This floorplan is for illustrative purposes only. Measurements are approximate and not to scale.