



## Flat 3. 634 Mumbles Road

Mumbles, Swansea, SA3 4EA

Offers Over £350,000



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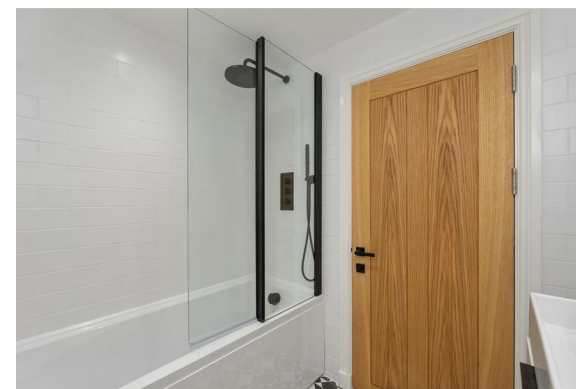
Located in the very heart of Mumbles, directly opposite the peaceful Southend Gardens, this stunning THREE STOREY MAISONETTE forms part of the former Patrick's Hotel and Restaurant and is one of three maisonettes and of five properties in total on offer. A iconic coastal landmark now reimagined through a luxurious renovation of five units. Featuring a THREE STOREY, THREE BEDROOM LAYOUT, the home offers a perfect balance of period charm and contemporary design. Light-filled living spaces flow across each level, while high-spec finishes, bespoke cabinetry and elegant interiors create a sense of understated sophistication. The open-plan kitchen & living area with floor to ceiling windows is ideal for modern lifestyles and entertaining.

From its elevated position, the property features views across Mumbles to both Swansea Bay and towards the historic Oystermouth Castle. Whether enjoyed from the comfort of your living room or one of the upper floors, the ever-changing coastal scenery is a daily highlight. Just moments from the vibrant Mumbles promenade, boutique shops, renowned restaurants and beautiful beaches, this is a rare opportunity to own a piece of local history—now transformed into a stylish and spacious coastal home. NO CHAIN! Call to book your viewing now!

### Hallway

5'3" x 4'5" (1.62 x 1.35)

Entrance from the communal landing, comprising karndean flooring, oak front door and staircase to the first floor.





## Kitchen

12'1" x 8'8" (3.70 x 2.65)

Luxury kitchen which showcases sleek wall & base units in a dove grey colourway, paired with quartz worktops, a coated stainless steel sink and a full suite of integrated appliances, including a fridge freezer, dishwasher, washing machine, oven, hob and extractor. Open to a spacious living room with bay windows, it offers a perfect blend of style and functionality, all set against the backdrop of captivating bay views.

## Living Room

18'3" x 12'3" (5.58 x 3.75)

Spacious living area, featuring ultra modern smooth white walls and expansive bay windows that frame views of Mumbles, flooding the room with natural light. The Karndean flooring adds warmth and elegance and two built in cupboards add functionality. All complemented by a striking tall black radiator and a seamless flow into the luxury kitchen, perfect for modern coastal living.



## Landing

14'11" x 5'8" (4.57 x 1.75)

Landing space with doors to the bathroom, bedroom one and two.



### **Bedroom One**

11'8" x 8'7" (3.58 x 2.62)

Double bedroom with fitted carpet, radiator, recessed spotlights and pvcu windows with views.

### **Bathroom**

6'5" x 5'6" (1.98 x 1.68)

Metro tiled bathroom, with shower over bath, sink, WC and heated towel rail.

### **Bedroom Two**

11'9" x 5'6" (3.60 x 1.69)

With fitted carpet, radiator, pvcu windows and further study area/dressing room (1.23x1.06).

### **Bedroom Three**

17'8" x 11'5" (5.41 x 3.50)

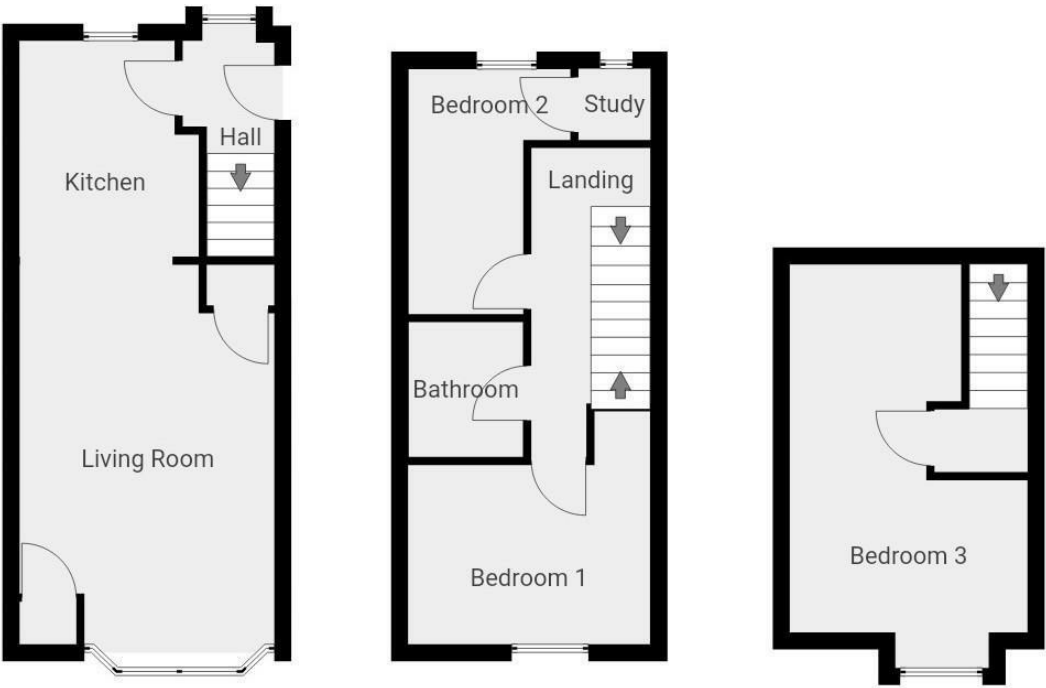
Top floor bedroom featuring fitted carpet, radiator, recessed spotlights and pvcu windows with sea/castle views.

### **Location**

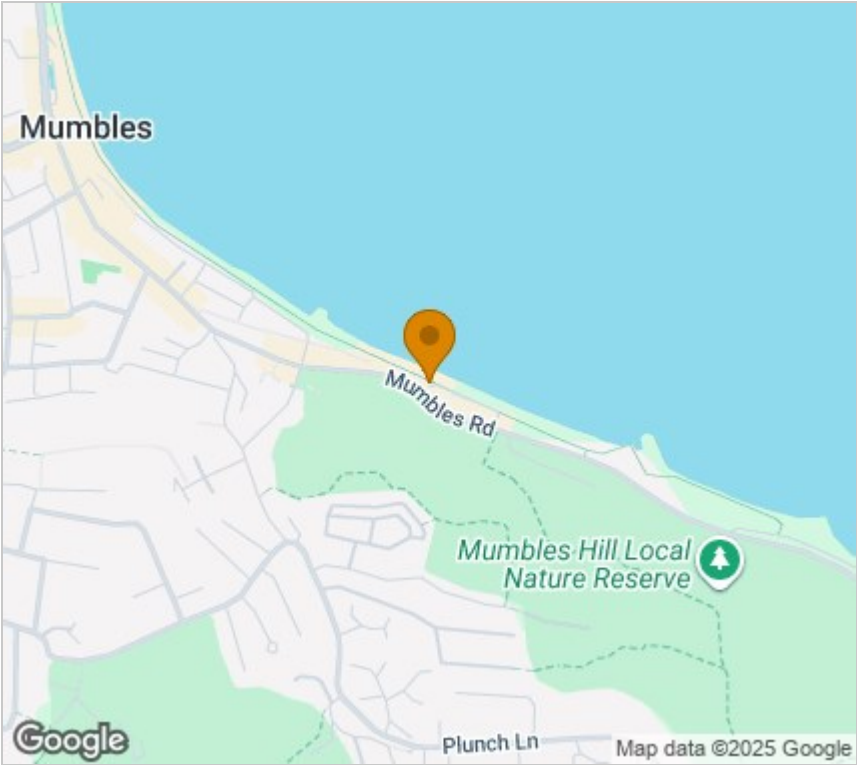
Located in the heart of central Mumbles, this stunning triple storey maisonette offers picturesque views of the the bay and Oystermouth Castle, combining contemporary living with the charm of a historic seaside village. Mumbles offers a laid-back coastal lifestyle perfect for buyers of all ages, with a welcoming community, excellent local schools and plenty of family-friendly amenities for those with young children. Just a short stroll from local boutiques, cafés and the scenic promenade, the property enjoys easy access to Swansea, while being ideally positioned near the breathtaking landscapes of the Gower Peninsula.



Floor Plan



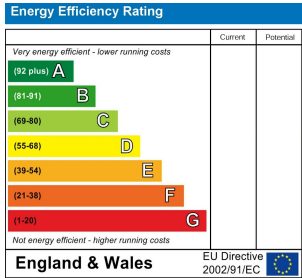
Area Map



Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

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.

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