



548 Mumbles Road, Swansea, SA3 4DL

Offers Over £375,000

Nestled in the heart of the picturesque village of MUMBLES, this expansive FOUR BEDROOM, three-storey house epitomizes coastal living with its breathtaking sea views, coastal location and elegant design. The property features a traditional deep layout and exudes charm and a family friendly ambience that will suit a wide range of buyers. The ground floor comprises TWO RECEPTION ROOMS, a CONTEMPORARY KITCHEN, WC and a huge hallway with a separate door down to the SPACIOUS BASEMENT STORAGE AREA (4.20X3.38). The first floor features a bathroom, two double bedrooms and WC, with the rear aspect bedroom having the benefit of an EXTRA BONUS LIVING AREA, ideal as a study, dressing room or media room AND an en-suite. Two further bedrooms and a landing area with sea views are located on the 2nd floor. The property features a neutral palette, PVCu double glazing and gas central heating.

A prime Mumbles location opposite the boutique Oyster House Hotel, part of the vibrant Oyster Wharf development. The location offers miles & miles of sand and promenade to explore & those who enjoy the great outdoors will love the ease of which a healthy lifestyle can be pursued. On a daily basis the promenade is awash with joggers, cyclists, walkers and the bay is an ideal spot for paddleboarding in summer or winter. Convenient also for the vibrant restaurants, bars and cafes in Mumbles & the city center further afield and for exploring the rugged Gower coastline. Ideal for busy households, outdoor enthusiasts and social butterflies, with the village of Mumbles, Oyster Wharf and the seafront promenade acting as an extension of your backyard! Call to view now!

Hallway

25'4" x 6'2" (7.73 x 1.90)

Very spacious hallway running the full depth of the home, with ceramic tiled flooring & underfloor heating, radiator and stairs down to a spacious basement room measuring approx. 4.20Mx3.38M.

Living Room

12'1" x 10'8" (3.69 x 3.26)

Front aspect reception room, with laminate flooring, electric fireplace, radiator and bay windows to the front aspect with views across to the Oyster House Hotel and the bay beyond.

Dining Room

10'11" x 10'8" (3.35 x 3.26)

Second reception room, with laminate flooring, tall column radiator, PVCu patio doors to the rear courtyard and entrance to the kitchen.

Kitchen

15'7" x 8'8" (4.75 x 2.65)

Beautifully appointed kitchen featuring colourful mosaic tiled surround, ceramic tiled flooring & underfloor heating and a generous range of wall & base units in a soft grey colourscheme. Integral appliances include a fridge freezer, hob, extractor, cabinet mounted oven, washing machine and dishwasher. Also fitted with a range of tall pantry cupboards, integral refuse storage and a breakfast bar, with PVCu windows looking out onto the courtyard.

WC One

4'4" x 2'10" (1.33 x 0.87)

Ground floor restroom, with sink & WC.

Landing

18'3" x 5'6" (5.57 x 1.69)

First floor split-level staircase comprising fitted carpet, high ceiling with original moulding and PVCu window allowing for plenty of natural light.

Bathroom

7'3" x 6'2" (2.21 x 1.88)

One of two bathrooms, featuring PVCu windows, radiator, shower cubicle, sink & WC.

Bedroom One

11'9" x 10'7" (3.60 x 3.25)

One of four bedrooms in total, comprising fitted carpet, radiator and PVCu windows to the front aspect with sea views.

Bedroom Two

11'0" x 7'9" (3.37 x 2.37)

Second double bedroom, with PVCu windows, carpet, radiator and door through to the extra study area/dressing room & en-suite.

Study

8'4" x 7'8" (2.55 x 2.34)

Bonus versatile space, ideal as a study/den for a child or teenager, with access to an en-suite. With fitted carpet, PVCu windows and wall mounted boiler.

En-Suite Bathroom

7'6" x 5'6" (2.29 x 1.69)

Fully tiled en-suite featuring a shower over bath, sink & WC.

WC Two

4'4" x 2'10" (1.33 x 0.87)

First floor cloakroom, with sink & WC.

Upper Landing

13'10" x 11'5" (4.24 x 3.50)

Top floor landing space, dual Velux & PVCu windows allow for an abundance of natural light to flood into the area and idyllic views of the parish church. Also with fitted carpet and doors to bedrooms 3 & 4.

Bedroom Three

16'8" x 7'1" widest (5.09 x 2.17 widest)

Third double bedroom and one of two located on the 2nd floor, with laminate flooring, Velux window, radiator and PVCu window with views towards Oyster Wharf and Oystermouth Castle.

Bedroom Four

12'7" x 7'10" (3.84 x 2.41)

Fourth bedroom comprising laminate floor, radiator and velux window towards the front aspect with sea views.

External & Location

Set in an elevated position on Mumbles Road. Featuring side gated access to the rear garden which features a low maintenance stone walled courtyard with raised patio area and PVCu patio doors from the dining room.

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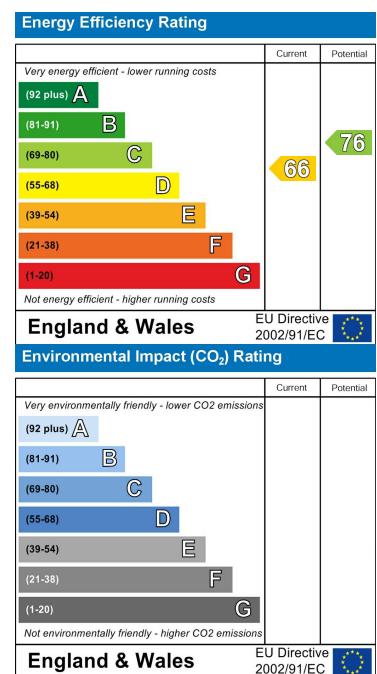
Floor Plan



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