



3 Southend Villas
724 Mumbles Road | Mumbles | Swansea | SA3 4EL

FINE & COUNTRY

3 SOUTHEND VILLAS

"We bought the apartment 10 years ago as our dream holiday home to which we permanently retired in 2014. However, a new project beckoned and we sadly have to say goodbye. The location has always been unique and totally convenient, with the spectacular panoramic sea views that are extraordinarily picturesque, and its space and utilities have made it totally comfortable and functional for a family of four.

We engaged on a long-term major restoration project starting with a new slate roof, removing the wall between lounge and dining area and totally reconstructing the 3 en suite bathrooms with the best German sanitary ware available and a modern plumbing design in which each tap/output can be shut-off individually.

We were initially living abroad and wanted to make sure our precious lock up and go was secure at all times. We installed a professional security alarm that communicates with our mobiles in case of any issue. A new joinery-tailored hardwood front door and frame were recently fitted together with high security deadlocks and registered keys. The fencing around the property was totally rusted and was recently

replaced by a fully galvanised offering that allowed the secondary entrance at the kitchen to be fully closed off and lockable.

We have thoroughly enjoyed the proximity to the shops, restaurants, and the nearby beautiful bays and coves – Mumbles has just been voted the best location in Wales and we are fortunate enough to know why. Parking is a privilege with two bays right next to the front door. With views directly onto the promenade from the kitchen, lounge and 2 bedrooms we always seem to be viewing village life. The Pilot Inn next door was voted the best pub in Wales and is responsibly run by locals who ensure it is managed in an orderly and respectful way.

It will be sad to say goodbye to a property we thought we would never let go. We are conscious that should we need to find an apartment again in the future we are unlikely to ever be able to find one that matches the charm, character, convenience and spectacular location. We will always cherish the great family memories 3SV has given us."







3 Southend Villas is an exceptionally well thought out home which has the most incredible situation right on the water's edge of Mumbles Bay, producing spectacular panoramas. The home not only produces magnificent views across the bay, but also provides a perfect situation which allows easy exploration of Mumbles and Gower.

This Grade II listed building has been converted into three apartments, keeping it in line with the Georgian character. No 3 Southend Villas is the top floor apartment and has its own private access and parking for two cars at the rear of the property. The elevated road entrance means that you park next to your front door and enter directly into the home (no shared entranceway or stairs to navigate).

The current owners, over ten years, have lovingly and sensitively restored the property creating a beautiful home.

You enter into the home through a spacious and light reception hall, which as well as providing a pleasant greeting also houses large built in storage from floor to ceiling – very handy to tidy shoes, coats etc from being on display.





You enter the dining room from the hall. This is a lovely naturally light space thanks to the large window and high ceilings, and, will easily house a dining set for six to eight people.







The dining room leads to the lounge, by two steps; these two rooms were once separate but have been opened up to create a more airy social space. The lounge is a very special area, you have beautiful large low level sash windows which frame the sea and bay views perfectly. The natural light, character and views from this room are just fabulous.



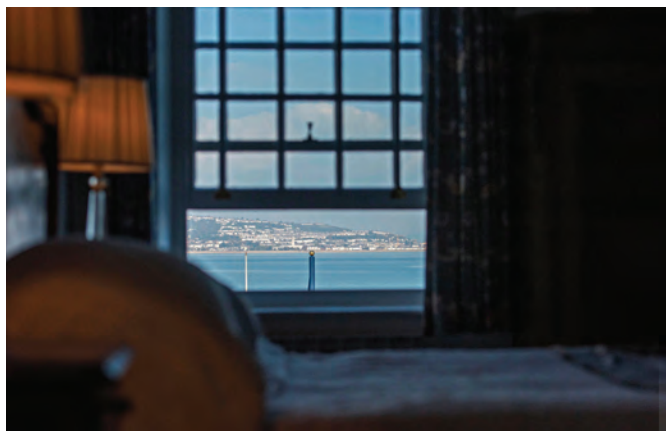
The kitchen is a great functional space with lots of natural light coming from the rear window, door and front window which again presents lovely sea views. There are top of the range integrated appliances among the fitted units, these integrated appliances consist of Miele/Nespresso coffee machine which tailor makes coffee to the individual programmed into it, NEFF microwave, oven, dish washer, fridge freezer, Miele gas cooker hob, Blanco extractor hood, Liebherr 48 bottle wine cooler (duo controls for red and white wine) and stainless steel sink with drainer with Grohe extendable mixer tap.

You also have a breakfast bar for two people, an additional fold out table, Italian porcelain tiled floor and rear door leading to a small courtyard which gives access to the rear car parking area.





You have use of a compact utility room/guest toilet. The utility element is a highly practical space which has been designed and fitted to utilise every inch of storage space. There are ceiling high, glass fronted wall cabinets, illuminated shelving and high gloss base units. The solid wooden worktop with custom made detachable inset for the sink can be used for folding/ironing laundry when closed. The large Blanco Silgranit butler sink combines with a Grohe extendable mixer tap with spray hose. There is also a fitted LG 2 in 1 washer/dryer included in the sale. The toilet facilities comprise of a slimline suspended WC with miniature hand basin complimented with a Grohe timed flow tap. The area features a small towel radiator and is floor to ceiling tiled with Italian porcelain.



We can now journey along the hallway to discover the three double en-suite bedrooms.

The master bedroom is a fantastic size with spectacular views to the front over Mumbles bay. Imagine waking up to sea views and the sounds of the waves lapping.

The large sash window gives not only lovely views and character but also lots of natural light into the room. You have a wall mounted smart TV and DVD player which are included in the sale.



The bedroom has a classy and generous ensuite bathroom which includes an elegant double size glass shower unit with a Grohe rain shower and hand shower. This is complimented by a 'his and hers' double hand basin with high gloss storage units underneath and 'his and hers' Roper Rhodes mirrored vanity units featuring motion sensor LED lighting above. There is a Villeroy & Boch suspended toilet, chunky chromed designer towel radiator and time delayed remote extractor fan. The ensuite is floor to ceiling tiled with high quality Italian porcelain.





Bedroom two is also at the front of the home and has a large sash window exhibiting those fabulous sea and bay views. The bedroom is a good size double and features a wall mounted smart TV/DVD (included in the sale).

The en suite bathroom to this bedroom is located on the other side of a feature glass block wall providing natural light. The ensuite consists of a corner glass shower unit with extractor fan, slimline wash basin with a Grohe mixer tap, storage unit underneath and mirrored vanity unit above with shaver socket inside, suspended WC and a large designer chromed radiator. It is floor to ceiling tiled with quality Italian porcelain.







Bedroom three is our final double to discover, a generous and naturally lit double bedroom with Freeview and Sky satellite TV connections. The ensuite includes a corner shower unit, a Keramag designer corner wash basin with integrated, cherry framed storage cupboard complimented by a Grohe mixer tap. There is a suspended WC, designer chromed towel radiator and mirrored vanity with shaver point inside. The hopper window is frosted and provides the source for ventilation.



The apartment has a rare substantial attic space which is partly boarded, has lighting, power and fitted drop down ladder for easy access.

As well as being an outstanding home, this apartment has been designed perfectly to also function as a 'lock up and go' second home, or holiday let. Design features such as a security alarm which sends automatic text alerts if the alarm is triggered, individual stop cocks for every tap, shower etc so you can simply turn off the appliances if leaving the property for a while, this will ensure that no leaks or water damage will occur and go through to the apartments below.

3 Southend Villas really is a superb home! The location of the apartment is also very special indeed, being on the front, on Mumbles Road overlooking the bay, it is mesmerising. You have easy access to the local wealth of amenities in Mumbles and you have a gateway to Gower on your doorstep.







Local Area

Mumbles is an absolutely charming coastal village, located to the west of The City of Swansea. The village itself offers a full array of quality restaurants and individual boutiques. The village is popular with families due to the beautiful parks, award winning beaches and gardens, with excellent school catchments. Recently listed in The Sunday Times as the best place to live in Wales. Mumbles is known locally as the gateway to the Gower Peninsular which is the first ever designated area of natural outstanding beauty, with beautiful beaches, interesting coves to explore and breath taking coastal walks.

Situated within easy reach of Rotherslade, Langland and Caswell Bays, the latter two being both awarded the coveted blue flag beach awards recognising their quality, cleanliness and services with a coastal pathway connecting them. Both bays offer car parking, seasonal life guard duty, beachside cafes, and kiosks which are fully stocked with everything required for a perfect day at the beach. Langland Brasserie offers a more refined dining experience. The bays are also popular surfing and paddle board locations. Langland Bay Golf Club is just a short journey from the house.



Alongside our award winning beaches, scenic coastal paths and Marina we are blessed with great sporting facilities. With championship golf courses, Olympic sized swimming pool and a full array of water sport activities to enjoy. Culturally benefiting from museums, galleries and theatres with a centre celebrating the works of Dylan Thomas. Swansea offers a direct line to London and Cardiff International Airport is approximately 45 minute drive.



Approximate Total Area: 1184 ft² ... 110.0 m²

All measurements are approximate and for identification purposes only.
 We have made every effort to ensure that measurements and details are accurate.
 However, they are only an approximate general guide and the property details
 cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to any contract.
 © Selpac 2018



EPC Exempt



FINE & COUNTRY

Fine & Country is a global network of estate agencies specialising in the marketing, sale and rental of luxury residential property. With offices in the UK, Australia, Egypt, France, Hungary, Italy, Malta, Namibia, Portugal, Russia, South Africa, Spain, The Channel Islands, UAE, USA and West Africa we combine the widespread exposure of the international marketplace with the local expertise and knowledge of carefully selected independent property professionals.

Fine & Country appreciates the most exclusive properties require a more compelling, sophisticated and intelligent presentation - leading to a common, yet uniquely exercised and successful strategy emphasising the lifestyle qualities of the property.

This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

We understand moving home is one of the most important decisions you make; your home is both a financial and emotional investment. With Fine & Country you benefit from the local knowledge, experience, expertise and contacts of a well trained, educated and courteous team of professionals, working to make the sale or purchase of your property as stress free as possible.

THE FINE & COUNTRY
FOUNDATION

The production of these particulars has generated a £10 donation to the Fine & Country Foundation, charity no. 1160989, striving to relieve homelessness.

Visit fineandcountry.com/uk/foundation

Fine & Country
Tel: +44 (0) 1792 367301
swansea@fineandcountry.com
77 Newton Road, Mumbles SA3 4BN

