



197 Gower Road
Sketty | Swansea | West Glamorgan | SA2 9JJ

 FINE & COUNTRY

Welcome to 197 Gower Road, an impressive and beautifully presented six-bedroom detached Edwardian home, dating back to 1905 and occupying an enviable plot of approximately 0.69 acres. Set discreetly back from Gower Road behind a tree-lined approach, this magnificent home has been thoughtfully remodelled and comprehensively renovated, combining its wonderful period character with stylish modern-day living. Having undergone a full back-to-brick renovation in 2020, the property was fully rewired, replumbed and Cat 5 cabled, with every wall and ceiling replastered and decorated in a sophisticated Farrow & Ball palette. The original character has been carefully respected throughout, with high ceilings, ornate detailing, traditional radiators, feature fireplaces and the original Edwardian staircase complemented by contemporary fixtures and beautifully appointed interiors. Perhaps one of the home's most captivating features are the exceptional elevated views enjoyed from numerous rooms and the rear gardens, extending across Swansea Bay towards Mumbles, the pier and lighthouse.

Sketty is a highly regarded and well-established suburb of Swansea, offering an excellent balance of convenience, community and access to some of the area's most attractive surroundings. The area is particularly popular with families and professionals, benefiting from a comprehensive range of everyday amenities, independent shops, cafés, restaurants and public houses, together with excellent schools and leisure facilities. Its close proximity to Singleton Park, Swansea University, the seafront and the vibrant coastal village of Mumbles adds to its appeal, whilst the Gower Peninsula is within easy reach for those wishing to enjoy its renowned beaches, countryside and coastal walks. Swansea city centre is also readily accessible, providing a wider choice of shopping, dining, entertainment and transport connections.

Let's now take a look in more detail...

The Approach

After journeying through Sketty, you will arrive at this impressive home via a beautiful tree-lined private driveway, recently resurfaced and accessed through impressive brick pillars and electronically operated double gates. The approximately 50-metre tarmac driveway leads you towards the property, opening onto a generous parking area providing space for numerous vehicles. A detached double garage sits alongside the driveway, whilst the mature trees and landscaped surroundings immediately create a wonderful sense of privacy and arrival. From the moment you approach, the grandeur and presence of this magnificent Edwardian home are clear, enticing you inside to discover what lies beyond.





Step Inside...

Entrance Porch

into the welcoming entrance porch, where beautiful black and white mosaic-style tiling immediately introduces the character found throughout the home. There is useful space for coats and shoes, whilst the porch is framed by attractive wooden pillars and original period detailing. A beautiful oversized door with stained glass then opens into the impressive entrance hallway.

Entrance Hallway

What a beautiful central hub to this wonderful home. As soon as you enter, your attention is naturally drawn through the glazed doors towards the rear, where the surrounding windows beautifully frame the exceptional views across the garden, Swansea Bay, Mumbles, the pier and lighthouse. This imposing reception space perfectly sets the tone for the remainder of the property, with solid oak flooring, a striking full-height atrium ceiling, intricate decorative detailing and stunning nickel and crystal chandeliers illuminating the original wide Edwardian staircase. A period fireplace houses a wood-burning stove, whilst two feature cast iron radiators further enhance the character of the space. From here, doors lead through to the principal reception rooms, cloakroom and kitchen, whilst the grand staircase rises to the first floor. The alarm panel is also conveniently positioned within the hallway.

Cloakroom

Beautifully appointed, the cloakroom features a period-style WC and wash basin, complemented by a heated towel rail, wooden flooring and exposed brick-style walls. Two frosted windows provide natural light whilst retaining privacy, creating a stylish and characterful room.





Dining Room

The dining room is another beautifully presented reception space, combining elegance with an intimate atmosphere. Dual-aspect windows, complete with wooden shutters, overlook the front garden and allow natural light to flood the room, whilst the impressive ceiling height is enhanced by detailed plasterwork and a traditional dado rail. A stunning 'open coal' style gas fire with marble hearth provides a beautiful focal point, complemented by solid oak flooring and a cast iron radiator. This is a wonderful setting for formal dining and entertaining guests.

Lounge

What lovely views can be enjoyed from this beautiful lounge, with dual-aspect windows and a generous rear bay window framing the spectacular outlook towards Swansea Bay, Mumbles, the pier and lighthouse, whilst also overlooking the mature gardens. Naturally bright and wonderfully inviting, the room features a beautifully detailed high ceiling, dado rail, solid oak flooring and a traditional feature radiator. A stunning coal fireplace creates a cosy focal point, making this a lovely room in which to entertain or simply unwind and enjoy the ever-changing views.

Open-Plan Kitchen/Breakfast/Family Room

The heart of this magnificent home, this exceptional kitchen, breakfast and family room is a truly impressive space, combining functionality with an abundance of character and an incredible sense of scale. Beautiful solid oak flooring runs throughout, whilst dual-aspect windows with shutters overlook the front and patio doors open directly onto the rear terrace and garden, allowing the stunning outlooks to become part of the room. The kitchen is fitted with an extensive range of wall, tall and base units, complemented by quartz worktops and a substantial central island providing additional storage, worktop space and a breakfast bar for three stools. The island also incorporates a double stainless-steel sink and two dishwashers. Appliances include a double NEFF oven and grill, microwave and warming drawer, Caple five-ring gas hob, elevated extractor, four-bottle wine cooler and space for an American-style fridge/freezer. A magnificent hybrid wood-burning and electric range cooker provides a spectacular focal point, with its visible fire chamber creating a wonderful ambience. The room also offers ample space for a generous dining table and a comfortable lounge arrangement, making it a fantastic family and entertaining space. High ceilings are complemented by a mixture of spotlights, feature lighting and chandeliers, whilst three traditional feature radiators add further character. A generous under-stairs storage cupboard provides useful additional storage, and double wooden doors lead through to the recreation room.

Bar Room

Originally the kitchen, this atmospheric and beautifully designed space has been transformed into an intimate recreation room and bar, making it the perfect place for entertaining. Offering copper tiled flooring, two sash windows with shutters, and high ceilings which are enhanced by a mixture of feature and spotlighting and a traditional feature radiator. The bar area features, oak surfaces, storage units, a single sunken sink and a triple-door drinks cooler, creating a wonderfully sociable space. There is ample room for seating and a wall-mounted television, making this a fantastic room for enjoying evenings with friends. From here, there is access to the utility room and a secondary staircase providing an additional route to the first floor.

Utility Room

A highly practical and useful room, the utility provides excellent additional storage and everyday functionality. There is a porcelain/Belfast-style sink with adjustable tap, space for an under-counter appliance and a wall of storage for coats and outdoor equipment. Flagstone-style/tiled flooring, partially tiled walls, a feature radiator and high ceilings with spotlighting complete the room, whilst a window to the side and distinctive circular feature window to the front provide natural light. A useful under-stairs storage cupboard is also found here, alongside access to the side of the property and a door leading down to the spacious cellar, where the recently installed gas boiler and water tank are housed.





Landing

Ascend the grand statement Edwardian staircase, with carpet running through to the first floor, where you arrive at a beautiful galleried landing overlooking the entrance hall below. A window to the front allows natural light into the space, whilst the high ceiling, decorative ceiling rose, feature lighting and traditional radiator enhance its grandeur. From here, doors lead to five bedrooms and the family bathroom, whilst a further staircase rises to the second floor with useful under-stairs storage.

Principal Bedroom

A truly stunning principal bedroom, where natural light floods through the large bay window to the front, beautifully framing views towards the sea, Mumbles, the pier and lighthouse, together with the mature gardens. This substantial room is carpeted throughout and features high decorative ceilings, a mixture of spot and central lighting and a wonderfully spacious feel. A particularly versatile feature is the additional adjoining bedroom, currently accessed directly from the principal bedroom or landing, which could provide an ideal nursery, dressing room, study or additional bedroom depending upon your requirements. The private en-suite is beautifully appointed with a WC, twin wash basins, a large double walk-in shower, traditional radiator with towel rail and two mirrors with lighting, alongside ochre vintage style tiles, spotlighting and two frosted windows.



Bedroom Two with En-Suite

A lovely-sized double bedroom, beautifully positioned to take advantage of the property's spectacular outlooks. The large rear bay window frames stunning views across Swansea Bay towards Mumbles, the pier and lighthouse, whilst an additional side window brings further natural light into the room. The bedroom offers carpeted flooring, high ceilings with coving and a ceiling rose, a mixture of spot and central lighting, a feature radiator and fitted wardrobes incorporating hanging space, shelving and drawers, together with a fitted dressing table. The private en-suite comprises a WC, wash basin with storage beneath, mirror with lighting, walk-in shower, traditional radiator with towel rail, spotlighting, extractor fan, and is fully tiled.

Bedroom Three with En-Suite

Situated towards the front of the home, this generous bedroom enjoys views across the beautifully maintained front grounds. The room is carpeted throughout and features high ceilings with coving and a decorative ceiling rose, central lighting and a fitted wardrobe with hanging rails, shelving and drawers. The private en-suite is fitted in a traditional style and comprises a WC, wash basin with storage beneath, walk-in shower, spotlighting, extractor fan and frosted side window, complemented by tiled walls.





Bedroom Four

A spacious and pretty double bedroom, positioned towards the front of the home, with a large window framing views across the front garden and beyond. The room is carpeted throughout and features high ceilings, coving, a ceiling rose and a traditional-style radiator, whilst its generous proportions make it a versatile bedroom for family members or guests.

Bedroom Five/Study

Currently utilised as a study, this versatile room is positioned towards the rear of the property, with large windows overlooking the wonderful views. The room can also be accessed directly from the principal bedroom, offering excellent flexibility to suit different family requirements. With carpeted flooring, high ceilings and a full wall of floor-to-ceiling fitted wardrobes and drawers, this is a particularly useful space that could also be used as a nursery, dressing room or additional bedroom.

Family Bathroom

A stunning family bathroom positioned to the side of the property and beautifully finished with rustic blue tiling and coordinating designer-style wallpaper. The room features a freestanding claw-foot/roll-top bath with floor-mounted tap and handheld shower attachment, together with a large walk-in shower, WC and wash basin with storage beneath. A feature heated towel rail, illuminated mirror, LVT flooring, partially tiled walls and spotlighting complete this elegant and characterful bathroom, whilst a frosted side window provides natural light.

Upper Floor/Snug

Ascend the carpeted staircase to the second floor, where you arrive at a versatile open space with a window to the front, spotlighting and ample room for a range of uses. Currently arranged as a comfortable lounge area, this would make a wonderful snug, reading nook, study or additional social space, depending upon your needs.

Bedroom Six with En-Suite

A lovely bright bedroom with a vaulted ceiling and large side window providing excellent natural light and attractive outlooks, with the sea visible in the distance. The room is carpeted throughout and features a vaulted ceiling, feature central lighting, traditional feature radiator and built-in wardrobe with hanging rail. The private en-suite is fitted with a WC, wash basin with storage beneath, walk-in shower, heated towel rail, panelled walls, extractor fan and spotlighting.

Attic Room

A couple of steps lead into this fantastic and highly versatile attic room, providing an excellent blank canvas for a variety of uses. Offering vaulted ceiling, exposed oak-clad roof timbers, spotlighting, carpeted flooring and Velux-style windows add to the appeal. With ample power points, two large radiators and a generous storage cupboard, this could make an excellent games room, playroom, teenage lounge, hobby room or even further bedroom, subject to any necessary consents. A low-height door provides access to a very large and useful attic storage room, which is carpeted and equipped with lighting and power.



Step Outside...

The outside space is every bit as impressive as the home itself, occupying an exceptional plot of approximately 0.69 acres with beautifully manicured, mature gardens and spectacular views across Swansea Bay towards Mumbles, the pier and lighthouse. The rear garden features two large lawns with well-stocked borders and paved pathways, together with a substantial south-facing slate-tiled terrace, approximately 15m wide by 4m deep, providing an exceptional setting for entertaining and al fresco dining, with sunshine well into the evening. A lower patio wraps around the impressive established oak tree, whilst a recently created decking area incorporates a tiled BBQ area, covered seating and a partially covered bar terrace, with power and lighting throughout. Fully enclosed and accessed from both sides of the home, the gardens also feature a large front lawn bordered by mature laurel trees, a paved rear area with wood store and external tap, and a 5m x 3m Dunster House double-glazed log cabin with power, ideal for hobbies, a playroom or home office.

Detached Double Garage

The property also benefits from a detached double garage positioned alongside the driveway. Fitted with a wide electric up-and-over/roller shutter door, the garage provides excellent storage and parking, together with lighting and numerous power points. There is also a side access door and a secure separate storeroom fitted with a strong-room door, providing a useful secure area for bicycles, gardening equipment and other valuable items.



Local Area

Sketty is one of Swansea's most established and desirable residential areas, ideally positioned between the city, coast and Gower Peninsula. Gower Road and the surrounding area offer an excellent range of local amenities including shops, cafés, restaurants, public houses, supermarkets, medical facilities and everyday services, together with a choice of well-regarded schools. Singleton Park and Swansea University's Singleton Campus are nearby, while Swansea Bay and the seafront are easily accessible. A short journey brings you to the popular coastal village of Mumbles, renowned for its independent shops, boutiques, cafés, restaurants, bars and waterfront setting.

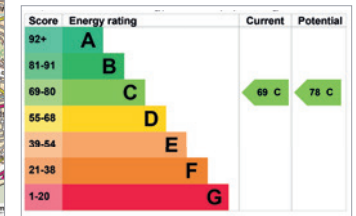
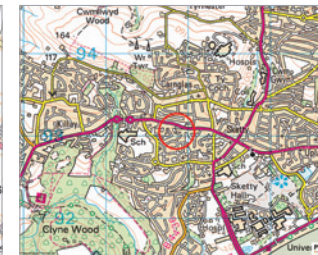
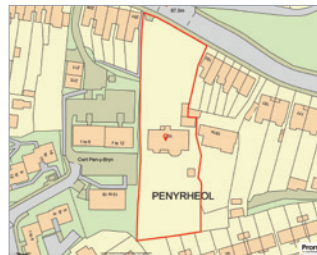
The location also provides excellent access to the wider Gower Peninsula, with its spectacular beaches, countryside and coastal walks, including Caswell Bay, Three Cliffs Bay, Oxwich and Rhossili. Swansea city centre is within easy reach, offering an extensive range of shopping, dining, entertainment and cultural facilities, alongside excellent transport connections. Swansea railway station provides direct services to Cardiff, Bristol, London and other major UK destinations, while the M4 motorway offers convenient connections across South Wales and beyond. This combination of amenities, schools, coast, countryside and connectivity makes Sketty an exceptionally appealing place to call home.

Offers over £1,500,000

Additional Property Information

Freehold
Tax Band - G
Gas/Electric
Mains Water - Billed
Mains Drainage
Ultrafast Broadband Available

For mobile coverage please visit <https://checker.ofcom.org.uk>
ALL MATERIAL INFORMATION MUST BE CHECKED BY A SOLICITOR



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