



14 Heatherslade Close, Langland, Swansea, SA3 4HP  
Asking Price £269,950



Opportunity to purchase a four bedroom detached bungalow situated in a quiet position located in the highly desirable area of Langland and is within moments of the cliff top walks that lead to Langland Bay. The accommodation briefly comprises hallway, leading to four bedrooms, family bathroom and kitchen leading to open plan dining room/lounge. Externally to the front there is driveway parking for several cars leading to a single garage with electricity supply, the remainder of the garden is laid to lawn housing mature plants and shrubs. To the rear is a patio terrace area. The property is in need of modernisation but this would give any potential purchaser the opportunity to put their own stamp on it. No chain.

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### Entrance

Enter via double glazed door into:

### Hallway

Steps leading to second hall area. Radiator. Airing cupboard housing shelving and hot water tank. Further cupboard with shelving providing practical storage. Doors to:

### Lounge 16'11 x 12'7 (5.16m x 3.84m)

Double glazed full length window to front flooding this spacious room with natural light creating a bright and airy feel. Feature fireplace with space for an electric fire offering an attractive focal point. Two double radiators. Coved ceiling. Bi-folding doors

through to:

### Dining Room 11'7 x 11'2 (3.53m x 3.40m)

Double glazed window to side. Radiator. Internal obscured glass window allowing natural light through from hallway. Door into:

### Kitchen 14'3 x 8'8 (4.34m x 2.64m)

Double glazed window to rear along with double glazed window to side. Fitted with a range of wall and base units with work surfaces over incorporating stainless and drainer unit with tiled splash back. Spaces for cooker, washing machine and fridge/freezer.

### Bedroom One 12'1 x 10'1 (3.68m x 3.07m)

Double glazed window to front. Radiator.

### Bedroom Two 9'1 x 8'11 (2.77m x 2.72m)

Double glazed window to side. Radiator.

### Bedroom Three 8'11 x 8'7 (2.72m x 2.62m)

Double glazed window to side. Radiator.

### Bedroom Four 9'0 x 8'11 (2.74m x 2.72m)

Double glazed window to rear. Radiator.

### Shower Room

Double glazed privacy window to rear. Three piece suite comprising low level W.C, pedestal wash hand basin and walk in shower cubicle with electric shower and glass enclosure. Radiator. Fully tiled walls.

### External

#### Front

Driveway parking for several cars leading to single garage with electricity supply. Remainder of garden is laid to lawn and bordered with a variety of mature plants and shrubs. Side access leading to:

#### Rear

Enclosed patio area offering a lovely setting for a spot of entertaining or al fresco dining. Pedestrian access to garage. Additional benefits include a greenhouse and outside tap.

### DIRECTIONS

From our Mumbles showroom proceed up Newton Road and at the traffic lights bear left into Langland Road. At the top of the road take a left hand turn into Higher Lane proceed through where the lane narrows and where the lane bends continue along and turn left in to Heatherslade Close and the property is situated on the right hand side.

**TENURE:** Freehold

**COUNCIL TAX:** F

**EPC RATING:** E

**VIEWING:** STRICTLY VIA VENDORS AGENTS. DAWSONS  
TEL: 01792 367301

