



30 Brynfield Road, Langland, Swansea, SA3 4SX
Asking Price £825,000

An opportunity to purchase a beautifully presented, spacious, detached family home. Set over three floors offering versatile living. Located in the highly sought-after location of 'Brynfield Road' Langland. The property boasts sea views from the front aspect and is approximately 500 yards from Langland Bay. The kitchen has been recently extensively renovated at the end of 2018 creating a light and airy kitchen family room with dining area. The accommodation briefly comprises, entrance hallway, lounge diner, contemporary style fitted kitchen benefitting from an array of high spec appliances open to family room and dining area, which lead out to the gardens, a cloakroom and utility also occupy this floor. To the first floor, four generous sized bedrooms master benefits from en suite facilities, family bathroom. To the second floor, attic room with large storage area. Externally driveway to the front provides ample parking, laid to lawn gardens surrounded with mature plants and shrubbery connect to the living space effortlessly, further seating areas ideal for entertaining. Viewing is highly recommended to appreciate all that's on offer.

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Entrance

Enter via wooden panel door into:

Hallway

Wood flooring. Exposed beams to ceiling. Doors to:

Downstairs Cloakroom

Reception Room One/Lounge 25'9 x 21'4 @ max (7.85m x 6.50m @max)

Double glazed bay window to front providing plenty of natural light into this spacious room creating a bright and airy feel. A brick chimney breast with slate hearth housing a wood burning stove offers an attractive focal point. Double glazed French doors leading to rear connecting the garden and home beautifully. Radiator. Exposed beams to ceiling.

Open Plan Kitchen/Diner/Family Room 32'00 x 19'06 max (9.75m x 5.94m max)

Kitchen 15'07 x 14'09 (4.75m x 4.50m)

Two double glazed windows to front. Fitted with a range of wall and base units with complementary quartz work surfaces over. Incorporating stainless steel sink. Integrated fridge. Integrated dishwasher, built in five ring gas hob with extractor hood over and eye level double oven. Central island includes power point unit. Ceramic floor tiles. Radiator.

Family Room/Diner

Beautiful fire place housing log burner set within a brick effect chimney breast. Space to accommodate large dining table. Two radiators. Double glazed windows to front and side. Double glazed door to front.

Utility Room 23'2 x 4'11 (7.06m x 1.50m)

Fitted with a range of wall and base units with complementary roll top work surfaces over. Gas combi boiler. Door leading to rear porch which has slate flooring and French doors to rear.

First Floor

Landing

Built in storage cupboard. Stairs to attic. Doors to:

Master Bedroom 18'11 x 17'5 @ max (5.77m x 5.31m @max)

Double glazed bay window to front enjoying beautiful sea views across the Bristol Channel. Built in wardrobes. Radiator. Plain plastered and coved ceiling. Door to:

En-suite 14'4 x 6'4 (4.37m x 1.93m)

Double glazed privacy window to rear. Five piece suite comprising low level W.C, bidet, wash hand basin set over vanity unit with storage below, panel bath and separate shower cubicle. Towel heater and radiator. Part tiled walls and tiled flooring.

Bedroom Two 13'8 x 11 (4.17m x 3.28m)

Double glazed windows to front and side. Built in wardrobes to one wall. Radiator.

Bedroom Three 10'1 x 7'8 (3.07m x 2.34m)

Double glazed window to front. Built in wardrobes. Radiator.

Bedroom Four 8'5 x 8'0 (2.57m x 2.44m)

Double glazed window to front. Built in cupboard with built in bed and under bed storage. Radiator.

Bathroom 10'1 x 5'9 (3.07m x 1.75m)

Double glazed privacy window to rear. Three piece suite comprising low level W.C, wash hand basin set over vanity unit and p-shaped bath with shower over and glazed shower screen. Heated towel rail. Fully tiled walls and flooring.

Attic Room 18'1 x 12'0 (5.51m x 3.66m)

Double glazed window to front enjoying wonderful views across the Bristol Channel. Built in wardrobes.

Externally

To the front of the property is a driveway providing parking for several cars. Timber built shed. To the side of the property the garden is laid to lawn with a raised sun terrace offering the perfect setting for a spot of al fresco dining. The other side of the garden also benefits from a laid to lawn garden comprising a further sun terrace with pond and barbecue area. A brick built shed to the rear of the property provides further practical storage.

TENURE: Freehold

COUNCIL TAX: H

EPC RATING: D

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

