



5 Heatherslade Close, Langland, Swansea, SA3 4HP
Offers In The Region Of £295,000

Opportunity to purchase a spacious three bedroom, split level semi detached home with attic room, situated in a quiet position which boasts panoramic sea views. The property is located in the highly desirable location of Langland and is within moments from the cliff top walks that lead to Langland Bay. The accommodation itself briefly comprises; entrance hallway leading to integral garage. Stairs to first floor, open plan lounge/dining area, kitchen, three bedrooms, master benefits from en-suite facilities and family bathroom. To the second floor is a spacious attic room. Externally there is laid to lawn garden to front, driveway and garage. To the rear a seating area, leading up to tiered garden surrounded by mature plants and shrubs. Viewing highly recommended to appreciate the potential on offer.

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Entrance

Enter via front door into:

Hallway

Radiator. Door to integral garage. Parquet flooring. Doors to:

Stairs To First Floor

Landing

Parquet flooring. Doors to:

Lounge/Dining Room 31'0 x 15'0 (9.45m x 4.57m)

Double glazed window to rear looking out over the garden and double glazed full length window to front which enjoys breathtaking sea views

across Swansea Bay. Door to front leading onto Juliette balcony. Feature fireplace housing electric fire set on marble and stone hearth. Four radiators. Parquet flooring.

Kitchen 13'0 x 10'0 (3.96m x 3.05m)

Double glazed window and door to rear. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer unit. Tiled splash back. Spaces for cooker, fridge and freezer. Wall mounted 'Baxi' boiler. Serving hatch. Cupboard housing water tank.

Bedroom One 12'0 x 11'0 (3.66m x 3.35m)

Double glazed window to front. Radiator. Tiled flooring.

Bedroom Two 12'0 x 11'0 (3.66m x 3.35m)

Double glazed window to front. Radiator.

Bathroom

Double glazed frosted window to side. Three piece suite comprising low level W.C, wash hand basin set over vanity unit and panel bath with shower over and glass screen. Chrome towel heater. Fully tiled walls and flooring.

Bedroom Three 11'0 x 10'0 (3.35m x 3.05m)

Double glazed window to rear. Radiator. Tiled flooring. Door to:

En-suite

Double glazed privacy window to side. Comprising low level W.C and wall mounted wash hand basin.

Second Floor

Attic Room 23'0 x 15'0 (7.01m x 4.57m)

Velux window to front. Vaulted ceiling. Eaves storage.

External

Front

Driveway providing off road parking leading to single garage. Remainder of the garden is laid to lawn bordered with mature plants and shrubs.

Rear

A paved patio terrace lies adjacent to the property offering the perfect setting to sit and relax or enjoy a spot of al fresco dining. Steps lead up to the remainder of the tiered garden which houses a plethora of mature shrubs, plants and trees. Spectacular panoramic views across Swansea Bay can also be enjoyed from here.

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 left hand side.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: E

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

