



20 Southward Lane, Langland, Swansea, SA3 4QE
Offers In The Region Of £449,950

Opportunity to purchase a traditional style semi detached property situated on the prestigious Southward Lane in Langland. The property is situated within easy reach of the award winning beaches at Langland and Caswell. This four bedroomed family home provides parking to the front and enclosed garden with patio area to the rear. The house offers generous accommodation which is light and airy. The property itself briefly comprises; entrance hallway, two reception rooms, larger than average kitchen/dining room with patio doors leading to rear enclosed garden. To the first floor there is a family bathroom and three bedrooms, one of which benefits from an en-suite shower room. To the second floor there is a fourth bedroom with potential to create an en-suite shower room. Additional benefits include gas central heating, double glazing and driveway parking. Viewing is highly recommended. No chain.

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Entrance

Enter via wooden door into:

Hallway

Stairs to first floor with under stairs storage cupboard. Radiator. Tiled flooring. Plain plastered and coved ceiling with spotlights. Doors to:

Lounge 16'6 x 14'11 (5.03m x 4.55m)

Large double glazed window to front providing plenty of natural light, creating a bright and airy feel. Feature contemporary fireplace recessed in wall offering an attractive focal point. Two radiators. Plain plastered and coved ceiling with spotlights.

Kitchen/Dining Area 32'11 x 11'11 (10.03m x 3.63m)

Kitchen

Double glazed window to rear. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating ceramic sink and drainer unit with mixer tap. Integrated appliances include dishwasher and wine cooler. Spaces for fridge/freezer and range cooker with extractor above and tiled splash back. Tiled flooring. Plain plastered and coved ceiling. Integrated breakfast bar with seating below providing an organic divide between kitchen and dining area.

Dining Area

Large double glazed bi-folding patio doors to rear connecting the garden and home beautifully. Space to accommodate large dining table as well as seating area if so desired. Two radiators. Tiled flooring and plain plastered and coved ceiling with spotlights continued from kitchen.

Cloakroom

Double glazed frosted window to side. Comprising low level W.C and wash hand basin. Radiator.

Utility Room

Space and plumbing for washing machine and tumble dryer. Combi boiler.

Reception Room Two 8'7 x 7'5 (2.62m x 2.26m)

Double glazed window to front. Radiator. Plain plastered and coved ceiling. Could be utilised as a playroom or study.

First Floor

Landing

Double glazed window to front. Radiator. Double doors into storage cupboard housing hanging space. Stairs to second floor. Doors to:

Bedroom One 14'6 c 8'8 (4.42m c 2.64m)

Double glazed window to front. Radiator. Door to:

En-suite 8'7 x 4'9 (2.62m x 1.45m)

Double glazed window to rear. Three piece suite comprising low level W.C, wash hand basin set over vanity unit with storage below and walk in shower cubicle. Chrome towel heater. Extractor fan. Fully tiled walls and flooring.

Bedroom Two 11'11 x 11'0 (3.63m x 3.35m)

Double glazed window to rear. Built in wardrobes with shelving and hanging space. Radiator. Plain plastered and coved ceiling.

Bedroom Three 10'8 x 9'6 (3.25m x 2.90m)

Double glazed window to front. Built in wardrobes housing shelving and hanging space. Radiator. Plain plastered and coved ceiling.

Bathroom 12'0 x 8'11 (3.66m x 2.72m)

Double glazed window to rear. Four piece suite comprising low level W.C and wash hand basin, both set within a vanity unit with storage cupboards below, as well as a contemporary bath and separate shower cubicle. Chrome towel heater. Fully tiled walls and flooring. Plain plastered ceiling with spotlights.

Attic Room 13'1 x 12'8 (3.99m x 3.86m)

Four Velux windows. Radiator. Storage to eaves as well as on stairs. Spotlights. A door leads through to a separate area with walk in wardrobe. There is potential here to create an en-suite shower room as plumbing is already in place.

External

Front

Paved driveway providing off road parking. Enclosed wall housing a variety of mature plants and shrubs. Gated side access to rear.

Rear

Beautiful, low maintenance garden laid with astro turf surrounded with decorative block paving. To one side is a paved patio terrace offering the perfect setting for relaxing and outdoor dining. To the other side is a large storage shed. Additional benefits include outside tap and electric socket. Fully enclosed by brick walls to all sides providing a good deal of privacy.

TENURE: Freehold

COUNCIL TAX: G

EPC RATING: E

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

