



Woodridge Court, Langland, Swansea, SA3 4TH  
Offers Over **£320,000**

An opportunity to purchase a first floor, two bedroom apartment. This spacious property boasts the most wonderful breathtaking views of the sea, mixed with the rolling hills. Ideally situated in Langland to take advantage of everything the local area offers including: golf course, tennis courts, award winning beaches, popular restaurants and cliff walks. Also located within one mile of the bustling seaside village of Mumbles and all the amenities it offers. The accommodation itself briefly comprises: entrance hallway, cloakroom, bathroom, open plan lounge and dining area which leads out onto a balcony, kitchen and two generous sized bedrooms - master benefitting from a further balcony. Viewing is highly recommended.

## Offers Over £320,000



### Entrance

Enter via front door into:

### Porch

Tiled flooring. Glazed door into hallway.

### Cloakroom

Double glazed frosted window to front. Comprising low level W.C and wash hand basin set over vanity unit. Wall mounted extractor fan. Tiled walls.

### Hallway

Electric storage heater. Doors to:

### Bathroom

Comprising wash hand basin set over vanity unit and panel bath with shower over and glass screen. Chrome towel heater. Tiled walls and flooring. Plain plastered and coved ceiling.

### Lounge 21'0 x 13'0 (6.40m x 3.96m)

Full length double glazed window and door leading out to a enclosed balcony enjoying breathtaking sea views across

Langland Bay. An abundance of natural light gives this spacious room a bright and airy feel. Storage heater. Plain plastered ceiling.

### Kitchen 12'0 x 7'0 (3.66m x 2.13m)

Double glazed window to front. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating sink and drainer unit with mixer tap. Tiled splash back. Integrated appliances include eye level oven and four ring induction hob with extractor over. Spaces for washing machine and fridge/freezer. Tiled flooring.

### Bedroom One 13'0 x 13'0 (3.96m x 3.96m)

Full length double glazed window and door leading out to a second balcony again benefitting from wonderful sea views. A connecting door allows access through to the other balcony. Fitted mirrored wardrobes. Plain plastered ceiling.

### Bedroom Two 15'0 x 9'0 (4.57m x 2.74m)

Double glazed window to front. Two double fitted wardrobes along with a corner cupboard provide ample storage.

### Externally

Benefitting from well kept communal grounds and residential parking.

### New room

**TENURE:** Leasehold

Lease Term: Approx 990 years (TBC)

Service Charge: £3,000 p.a

**COUNCIL TAX:** F

**EPC RATING:** C

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

