



4 Llangland Bay Road, Llangland, Swansea, SA3 4QQ
Offers In The Region Of £575,000

An opportunity to acquire a charming, three bedroom detached home. Situated in an elevated position to enjoy the views and the best of coastal living set alongside the award winning beach of Langland. The accommodation itself briefly comprises: entrance hallway, lounge, sitting room, cloakroom and kitchen/diner. To the first floor are three good sized bedrooms and a family bathroom. Benefitting from 'Hive' heating system. Externally there is a tiered garden to the front. To the rear is a delightful patio seating area which connects to the property effortlessly, steps up to a well maintained level garden. Garage parking including rear lane access. Viewing highly recommended to appreciate the wonderful setting on offer.

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Entrance

Enter via Stained glass front door into:

Hallway

Stained glass window to side. Stairs to first floor. Radiator. Doors to:

Lounge 18'10 x 12'9 (5.74m x 3.89m)

Double glazed bay window to front along with two stained windows to side providing an abundance of natural light, creating a bright and airy feel. A feature fireplace housing coal effect gas fire offers an attractive focal point. Radiator.

Cloakroom

Double glazed frosted window to side. Comprising low level W.C and wash hand basin set over vanity unit. Chrome towel heater. Part tiled walls.

Sitting Room 15'9 x 11'3 (4.80m x 3.43m)

Double glazed box bay window to rear overlooking the garden. Feature fireplace housing coal effect gas fire set within a decorative surround. Radiator.

Kitchen/Dining Area 21'8 x 8'9 (6.60m x 2.67m)

Double glazed windows to side and rear, along with patio doors to side connecting the garden and home beautifully. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating sink and drainer unit with mixer tap. Integrated fridge/freezer. Aga with extractor hood over (Aga can be included in sale if so desired). Space for washing machine. Tiled flooring.

First Floor

Landing

Beautiful triple glazed stained glass window to side on staircase turn. Storage cupboard. Airing cupboard with double glazed frosted window to side housing shelving, boiler, radiator and consumer unit. Access to attic via hatch. Doors to:

Shower Room 8'10 x 5'11 (2.69m x 1.80m)

Double glazed frosted window to rear. Three piece suite comprising low level W.C, wash hand basin set over vanity unit and walk in shower cubicle with glass enclosure. Two chrome towel heater. Tiled walls.

Bedroom One 19'5 x 11'4 (5.92m x 3.45m)

Double glazed bay window to front. Storage cupboard. Radiator.

Bedroom Two 16'5 x 11'5 (5.00m x 3.48m)

Double glazed box bay window to rear. Radiator.

Bedroom Three 9'7 x 8'9 (2.92m x 2.67m)

Double glazed window to front. Radiator. Currently utilised as a study.

External

Front

Steps lead up to the front of the property. The remainder of the tiered garden is laid to lawn. Gated pedestrian access to rear.

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, with raised flower beds housing a variety of plants and flowers. Steps lead up to the remainder of the well maintained garden which is laid to lawn and fully enclosed to all sides providing a good deal of privacy. A pathway runs the length of the garden leading to a brick built double garage with power supply. Green house. Pedestrian access to rear.

DIRECTIONS

From our Mumbles office continue up Newton Road at the traffic lights turn left and continue up Langland Road. At Langland Corner turn left onto Langland Bay Road. Follow this road and the property can be found on an elevated position on your right hand side (parking to the rear).

TENURE: Freehold

COUNCIL TAX: G

EPC RATING: TBA

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

