



85 Higher Lane, Langland, Swansea, SA3 4PD
Offers In The Region Of £599,999

Opportunity to purchase a detached bungalow. Set on a fabulous corner plot boasting sea views, offering versatile living in the highly sought after area of Langland. Situated in close proximity of local award winning beaches, within walking distance of the popular seaside village of Mumbles and Oystermouth school. The accommodation itself briefly comprises: hallway, lounge/dining room, conservatory, kitchen, bathroom and three bedrooms. Externally there is a driveway for several cars and a garage, wraparound gardens with patio area housing mature flowers, trees and shrubs. No chain.

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Entrance

Enter via front door into:

Hallway 11'5 x 6'1 (3.48m x 1.85m)

Radiator. Coved ceiling. Doors to:

Lounge 18'1 x 11'11 (5.51m x 3.63m)

Double glazed windows to front and side providing plenty of natural light, creating a bright and airy feel. A feature fireplace housing a gas fire set within a tiled surround is an attractive focal point. Two radiators. Coved ceiling. Arch through to:

Dining Room 10'11 x 9'10 (3.33m x 3.00m)

Double glazed window to front and internal window looking into conservatory. Space to accommodate large dining table. Coved ceiling.

Conservatory 10'0 x 9'8 (3.05m x 2.95m)

Double glazed windows to all side along with a double glazed door connecting the garden and home beautifully. Tiled flooring.

Kitchen 11'11 x 11'8 (3.63m x 3.56m)

Double glazed window to side and door to outhouses. Fitted with a range of wall, base and drawer units with complementary work

surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Spaces for cooker and fridge/freezer. Radiator. Tiled flooring. Coved ceiling.

Utility Area

Storage area. Plumbed for washing machine. Wall mounted 'Ideal' combi boiler. Doors to front and rear along with a door into garage.

Further Hallway

Built in storage cupboard housing shelving and hanging space. Radiator. Access to attic space. Doors to:

Bedroom One 14'1 x 12'0 (4.29m x 3.66m)

Double glazed windows to side and rear. Built in cupboard. Fitted wardrobes housing hanging space and shelving. Radiator.

Bedroom Two 12'1 x 8'8 (3.68m x 2.64m)

Double glazed window to rear. Fitted wardrobes housing hanging space and shelving. Radiator.

Bedroom Three 9'11 x 9'1 (3.02m x 2.77m)

Double glazed windows to side and rear. Radiator.

Bathroom

Double glazed window to rear. Three piece suite comprising low level W.C, pedestal wash hand basin and panel bath with shower attachment over. Fully tiled walls.

Externally

A driveway leading to garage provides ample off road parking. Well maintained laid to lawn gardens wrap around the property enclosed to all side offering a good deal of privacy enjoying sea views.

DIRECTIONS

Sat Nav directions - 85 Higher Lane SA3 4PD

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS
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