



10 Lambswell Close, Langland, Swansea, SA3 4HJ
Offers In The Region Of £445,000

An opportunity to purchase a detached three bedroom home. Positioned in a picturesque setting enjoying panoramic sea views from the elevated front aspect. The property is ideally situated close to cliff path walks, the bustling seaside village of Mumbles and local beaches. The accommodation itself briefly comprises: hallway, cloakroom, sitting room, lounge/diner, kitchen/breakfast room and study. To the first floor are three bedrooms and a family bathroom. Externally are lawned gardens and driveway to the front. To the rear are further laid to lawn gardens and patio seating areas surrounded with mature plants and shrubbery. Viewing is highly recommended to appreciate the scenic location and potential on offer to add your own stamp.

Offers In The Region Of £445,000



Entrance

Enter via front door into:

Hallway

Stairs to first floor. Radiator. Wood effect flooring. Doors to:

Cloakroom

Double glazed window to side. Comprising low level W.C and wash hand basin set over vanity unit. Wall mounted storage cupboard. Fully tiled.

Lounge 14'4 x 13'2 (4.37m x 4.01m)

Double glazed window to front providing plenty of natural light, creating a bright and airy feel. A feature fireplace set within a brick surround offers an attractive focal point. Radiator. Double doors into:

Sitting Room/Dining Room 20'4 x 10'11 (6.20m x 3.33m)

Double glazed bow window and patio doors to rear connecting the garden and home beautifully. Feature fireplace with space for electric fire. Space to accommodate large dining table. Double doors to under stairs storage cupboard. Wooden flooring. Door back to hallway and further door into:

Kitchen/Diner 20'2 x 8'4 (6.15m x 2.54m)

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 with mixer tap. Tiled splash back. Integrated appliances include dishwasher and oven with four ring gas hob over and extractor hood above. Space for fridge/freezer. Step down to dining area with space to accommodate large dining table. Radiator. Tiled flooring. Door to:

Study 9'4 x 7'9 (2.84m x 2.36m)

Double glazed bow window to front, internal window into kitchen and porthole window to side. Wood effect flooring.

First Floor

Landing

Airing cupboard. Access to attic via hatch. Doors to:

Bathroom 7'5 x 5'6 (2.26m x 1.68m)

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

Bedroom One 13'5 x 12'7 (4.09m x 3.84m)

Double glazed window to front enjoying sea views. Fitted wardrobe. Storage cupboard. Radiator.

Bedroom Two 12'8 x 9'10 (3.86m x 3.00m)

Double glazed window to rear. Fitted storage cupboard. Door to cupboard. Radiator.

Bedroom Three 10'7 x 7'7 (3.23m x 2.31m)

Double glazed window to front enjoying sea views. Wardrobe over stairs. Radiator.

External

Front

Large driveway providing ample off road parking. The remainder of the garden is laid to lawn housing a variety of mature shrubs and trees.

Rear

Adjacent to the property a decked terrace lies under a charming pergola offering the perfect setting to sit and relax taking in your wonderful surroundings. The remainder of the raised, well maintained garden is laid to lawn and bordered with a plethora of mature plants, shrubs and trees. To the top of the garden nestled amongst the shrubbery is a delightful summer house. Fully enclosed to all sides enjoying a good deal of privacy.

DIRECTIONS

Sat Nav - 10 Lambswell Close, SA3 4HJ

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: F

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

