



15 Langland Court Road, Langland, Swansea, SA3 4TB
Offers In The Region Of £425,000

An opportunity to purchase a three bedroom semi detached home, enjoying sea views from the front aspect. Situated in the highly desirable location of Langland Court Road and moments away from the award winning beaches the area has to offer, as well as being close to Gower Peninsular. The accommodation briefly comprises, hallway, WC, study, lounge open to dining room, kitchen leading through to storage area. To the first floor three bedrooms and a disability friendly shower room. Externally driveway parking to the front. To the rear private laid to lawn gardens and decked seating area. This property does requiring modernising throughout which gives any buyer the option to add their own stamp. Viewing is highly recommended to appreciate the potential and scenic location offered.

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Entrance

Enter via front door into:

Hallway

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

Cloakroom

Small window to side. Comprising low level W.C and wall mounted wash hand basin.

Study 8'10 x 6'10 (2.69m x 2.08m)

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

Lounge/Dining Room 11'7 x 11'2 (3.53m x 3.40m)

Lounge

Double glazed window to front enjoying partial sea views. A feature fireplace houses an electric wood burner style fire (with real open fire behind) providing an attractive focal point. Radiator. Wood effect flooring. Archway through to:

Dining Room

Double glazed window to front enjoying partial sea views. Wood effect flooring. Space to accommodate large dining table.

Kitchen 14'8 x 10'10 (4.47m x 3.30m)

Double glazed window and door to rear. 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. Space for washing machine and fridge. Sliding door opens to a pantry area with shelving. Door off kitchen leads to further storage with a window and door to rear.

First Floor

Landing

Double glazed window to side. Doors to:

W.C

Double glazed frosted window to rear. Low level W.C

Shower Room

Double glazed frosted window to rear. Disability friendly shower room comprising wall mounted wash hand basin and walk in shower cubicle. Radiator. Fully tiled walls.

Bedroom One 13'2 x 12'1 (4.01m x 3.68m)

Double glazed window to front with sea views. Fitted wardrobes. Radiator.

Bedroom Two 13'1 x 9'4 (3.99m x 2.84m)

Double glazed window

Bedroom Three 9'10 x 7'1 (3.00m x 2.16m)

Double glazed window to side. Over stairs storage cupboard. Radiator.

External

Front

A large driveway leading to a single detached garage provides ample off road parking, with a raised flower bed to the front housing mature shrubbery.

Rear

To the rear is a good sized garden laid to lawn, with a raised decked terrace. Fully enclosed to all sides enjoying a good deal of privacy.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: TBA

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

