



3b Links Court, Langland, Swansea, SA3 4QR  
**£429,950**

An attractive spacious second floor two bedroom apartment boasting spectacular sea views across Langland Bay and the golf course to the front. The property is situated in the prestigious sought after area of Langland and ideally located to take advantage of all the area offers, that being beaches, cliff walks and the popular Langland brasserie which is on your doorstep. The accommodation briefly comprises entrance hallway, open plan lounge/dining area which leads out to the balcony with uninterrupted views over Langland Bay and Langland Golf Course, two bedrooms with the master bedroom benefitting from an en-suite shower room. fitted kitchen and family bathroom. Additional benefits include two allocated parking spaces and lift access. No chain.

£429,950



#### ENTRANCE

Entrance through double glazed front door into -

#### HALLWAY

Spotlights to ceiling. Radiator. Built-in storage cupboard. Rooms off:-

#### BATHROOM

Bathroom suite comprising, shower cubicle with mains shower over. Bath, WC and wash hand basin built into a vanity unit. Fully tiled walls and flooring. Heated towel rail. Spotlights to ceiling. Frosted glass double

glazed window.

#### BEDROOM 1 10'9 x 11'7 (3.28m x 3.53m)

Double glazed window to side with views over Langland Bay. Spotlights to ceiling. Built in wardrobes. Radiator door into en-suite shower room

#### EN SUITE SHOWER ROOM

Three piece suite comprising shower cubicle with mains shower, WC, wash hand basin built into vanity unit. Fully tiled walls and flooring. Spotlights to ceiling. Wall mounted heated towel rail. Frosted glass

double glazed window to side.

#### BEDROOM 2 9'1 x 8'1 (2.77m x 2.46m)

Double glazed window to side aspect with views over Langland golf course. Radiator. Spotlights to ceiling. Two built in wardrobes. Wall mounted gas combi boiler.

#### KITCHEN 11'8 x 8' (3.56m x 2.44m)

Fitted with a range of wall and base units with splashback tiles, single sink with drainer unit and mixer tap over, Space for washing machine and fridge freezer. Tiled flooring. Spotlights to ceiling. Double glazed window to side with views over Langland golf course.

#### LOUNGE/DINING AREA 13'8 x 24'8 (4.17m x 0.61m)

Double glazed sliding patio doors leading out onto the balcony with views over Langland Bay and Langland golf course. Two radiators. Spotlights and coving to ceiling.

#### EXTERNAL

The property benefits from two allocated parking spaces and well maintained communal gardens.

**TENURE:** Leasehold

150 year lease from 2007

Service Charge: £1,300 p.a TBC

**COUNCIL TAX:** F

**EPC**

C

**VIEWING:** STRICTLY VIA VENDORS AGENTS.

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