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41 Beaufort Avenue, Langland, Swansea, SA3 4PB

£725,000

A rare opportunity to purchase a detached four bedroom property with potential to develop into 5/6 Bedroom family home. In need of some modernising throughout giving any buyer the opportunity to add their own touch. Located in the highly desirable location of Langland and close by to the cliff top walks giving access to the local award winning beaches, also within easy reach of the bustling seaside village of Mumbles. The accommodation itself briefly comprises: entrance porch, hallway, Lounge, kitchen, cloakroom, utility room, study/ sitting room, bedroom. To the first floor in the main residence are three bedrooms and a bathroom room. To the left is the existing flat with lounge, kitchen, bedroom, bathroom plus stairs down to a sun room. Externally the property boasts beautiful private rear gardens with sunny sit out areas. To the front is driveway parking for several cars. Viewing highly recommended to appreciate the potential on offer.

£725,000

Entrance
UPVC double glazed door into:

Porch
UPVC double glazed window to side. Ceramic tiled flooring. Wooden door with glass panel into:

Hallway 7'06 x 11'07 (2.29m x 3.53m)
Radiator.

Lounge 10'06 x 20'07 max (3.20m x 6.27m max)
Two uPVC double glazed windows to front. Radiator. Electric feature fireplace with marble surround. UPVC double glazed sliding patio doors opening onto patio area.

Study/Sitting Room 15'06 x 11'10 (4.72m x 3.61m)
UPVC double glazed window to front. Radiator.

Bedroom One 9'00 x 16'07 (2.74m x 5.05m)
Two UPVC double glazed windows to front and side. Radiator. Wash hand basin.

Kitchen 17'08 x 14'03 (5.38m x 4.34m)
UPVC double glazed window to rear. Fitted with a range of wall and base units with work surface over. Space for fridge/freezer. Walls tiled to splash back. Built in oven. Built in four ring induction hob with extractor fan over. Integrated dishwasher. One and a half bowl sink and drainer with mixer. Ceramic tiled flooring. Door to pantry. Radiator. UPVC double glazed door to rear.

Cloakroom 5'06 x 4'07 (1.68m x 1.40m)
UPVC double glazed window to rear. Fitted with a two piece suite comprising: Low Level WC and wash hand basin.

Utility Room 5'10 x 7'11 (1.78m x 2.41m)
UPVC double glazed window to rear. Fitted with a range of wall and base units with work surface over. One and a half bowl sink and drainer. Space for washing machine. Space for tumble dryer. Space for fridge/ freezer. Ceramic tiled flooring.

First Floor

Landing

Doors into:

Master Bedroom 10'01 x 15'01 (3.07m x 4.60m)
Two UPVC double glazed windows to front and rear. Two radiators. Wash hand basin.

Bedroom Two 10'06 x 10'01 (3.20m x 3.07m)
UPVC double glazed window to front. Radiator.

Bedroom Three 11'00 x 7'6 (3.35m x 2.29m)
UPVC double glazed window to front. Radiator. Door to Storage cupboard.

Family Bathroom 10'09 x 5'09 (3.28m x 1.75m)
UPVC double glazed window to rear. Fitted with a three piece suite comprising: Bath with shower over. Low-level WC and wash hand basin set on vanity unit. Storage cupboard housing a boiler. Radiator.

Landing to Annexe
Readily adapted apartment with potential to convert to two extra bedrooms and bathrooms.

Sitting Room 12'05 x 15'07 (3.78m x 4.75m)
UPVC double glazed window to front. Storage heater. Door to:

Kitchen 8'00 x 11'10 (2.44m x 3.61m)
UPVC double glazed window to rear. Fitted with a range of wall and base units with work surface over. One and a half bowl sink and drainer. Space for Oven. Space for Fridge/ freezer.

Bedroom One 9'00 x 11'00 (2.74m x 3.35m)
Two UPVC double glazed windows to front and side with partial sea views. Storage heater. Fitted wardrobes.

Bathroom 5'07 x 10'03 (1.70m x 3.12m)
Two UPVC double glazed windows to side and rear. Fitted with a three piece suite comprising: low-level WC. Wash hand basin and bath. Door to storage cupboard housing (Economy seven) Emerson heater.

Stairs to Ground Floor

Sun Lounge 7'00 x 11'09 (2.13m x 3.58m)
Two UPVC double glazed door to side. Storage heater. UPVC double glazed patio door leading down onto patio garden.

External

Front
Tarmacadam driveway providing parking for approximately two/three vehicles leading to entrance door. Lawned area bordered with a range of mature shrubs and trees.

Rear
Enclosed garden majority laid to lawn bordered with a range of mature shrubs and trees. Patio area.

TENURE: Freehold

COUNCIL TAX: H

EPC RATING: E

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

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.