



Overland Villa, Overland Road, Langland, SA3 4LS  
Asking Price £495,000



A beautifully presented detached family home located in the highly desirable Langland, This home is ideally situated to fully enjoy everything that Langland, Mumbles and surrounding areas have to offer. The property has been refurbished with modern fitted kitchen family room and bi folding doors on paved patio garden. There are three bedrooms, modern family bathroom, cloakroom and shower room. The lounge leads to elevated sit out balcony with beautiful view over mumbles and Under hill park. There is a garage to the rear of the property and drive for 2 vehicles. Viewing is highly recommended. EPC

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Entrance

UPVC double glazed door into:

Hallway

Ceiling with inset spotlights. Engineered wood flooring. Radiator. Stairs to first floor.

Cloakroom

Ceiling with inset spotlights. Hardwood double glazed window to side. Fitted with a two piece suite comprising: low-level WC and pedestal wash hand basin wall tiled to splash back. Engineered wood flooring.

Sitting Room/Study 10'07 x 9'08 (3.23m x 2.95m)

Coved ceiling with inset spotlights. Hardwood double glazed window to side. Engineered wood flooring. Radiator.



Lounge 19'09 x 13'04 (6.02m x 4.06m)

A light and spacious room with Hardwood double glazed bi-folding doors to front leading onto balcony with metal balustrade railings overlooking Underhill Park and Mumbles .Coved ceiling with inset spotlights. Two radiators. Wall mounted electric fire. Engineered wood flooring.

Kitchen/Diner 19'08 x 10'07 (5.99m x 3.23m)

A modern kitchen fitted with a range of wall and base units with oak work surface over and partly tiled walls. One and a half bowl sink and drainer with mixer tap. Integrated dishwasher. Integrated fridge freezer. Built in eye level oven, grill and microwave. Central Island with a built in five ring gas hob with stainless steel chimney hood over. The kitchen is open to a dining area with hardwood glazed windows to the sides, ceiling with inset

spotlights and engineered oak flooring, and wall mounted upright radiator. There are Hardwood bi-folding doors to rear opening onto a paved Patio area.

First Floor

Landing

Ceiling with inset spotlights. Loft access hatch. Radiator. Doors into:

Master Bedroom 14'06 x 13'04 (4.42m x 4.06m)

UPVC double glazed window to rear with views over Mumbles and Under hill Park. Radiator. Built in sliding door wardrobes.

Bedroom Two 10'08 x 9'07 (3.25m x 2.92m)

Exposed wooden beams to ceiling. UPVC double glazed window to front. Radiator.

Bedroom Three 10'08 x 9'06 (3.25m x 2.90m)

Exposed wooden beams to ceiling. UPVC double glazed window to front. Radiator.

Bathroom 9'07 x 4'08 (2.92m x 1.42m)

Fitted with a three piece suite comprising: hand wash basin with mixer taps set in vanity unit. Bath with antique brass effect mixer tap with shower attachment with stone effect tiled surround and WC. Ceiling with inset spotlights. UPVC double glazed window to side. Wood effect laminate flooring. Wall mounted heated towel rail.

Shower Room

Ceiling with inset spotlights. Stained glass window into hall. Wood effect laminate flooring. Radiator. Enclosed shower cubicle fully tiled with mains shower over.

Front

Gated entrance leading down to enclosed patio area leading to entrance door.

Rear

Paved forecourt with parking for approximately two vehicles. Separate integral garage with electric doors. Steps to side leading to front.

TENURE: Freehold

COUNCIL TAX: G

EPC RATING: C

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