

37 Higher Lane,
Langland, Swansea,
SA3 4NS

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£1,450,000



Set within one of the Gower Peninsula's most sought after coastal neighbourhoods, this substantial detached family home enjoys an enviable position close to the beaches and shoreline of Langland Bay. The coastal path extends towards Caswell Bay, while the surrounding landscape offers an exceptional balance of sea, countryside and open space. Nearby Mumbles provides a welcoming village atmosphere with independent shops, cafés, restaurants and everyday amenities, alongside excellent opportunities for coastal walks and outdoor pursuits. The area is also well placed for access to Swansea and the wider region, with a choice of well regarded schools nearby.

Approached through private gates, the property occupies an impressive plot of approximately 0.30 acres, offering a rare sense of space and privacy in such a desirable coastal setting. To the front, the gardens and driveway enjoy views across towards Langland Bay, with the sea providing a beautiful backdrop.

Offering approximately 3,029 sq ft of accommodation, the home provides generous and versatile living space. The property has been extensively renovated earlier this year to a very high standard.

The ground floor includes a large and welcoming hallway, shower room, lounge, sitting room, kitchen, utility room, sun room and two garden rooms, creating a flexible arrangement suited to both family life and entertaining.

Upstairs, four double bedrooms are complemented by a family bathroom. The principal bedroom is particularly appealing, featuring an en suite and separate sitting area, creating a comfortable private retreat.

Outside, the property continues to impress. Private gates open onto a block paved driveway with parking for several vehicles, while the lawned front garden provides access to the detached garage. Side access leads to the rear garden, where steps rise to a further lawned area surrounded by a variety of flowers and established shrubs. A detached garden shed provides useful additional storage.



Entrance

Via double glazed PVC door with double glazed side panels into the hallway.

Hallway

With stairs to the first floor. Feature double glazed stained glass window to the rear. Doors to storage cupboard. Door to the lounge. Set of doors to the sitting room. Door to the shower room. Door to the utility room. Opening to the kitchen. Radiator.

Lounge

14'10" x 13'0"

Set of double glazed French doors to the front offering sea glimpses of Langland Bay. Feature fireplace housing electric fire. Radiator.

Sitting Room

20'0" x 12'10"

Set of double glazed windows to the front and a set of double glazed French doors to the front offering sea glimpses of Langland Bay. Feature fireplace. Two radiators. Opening to the garden room.

Garden Room

12'6" x 12'6"

Set of double glazed windows to the front offering sea glimpses of Langland Bay. Set of double glazed windows to the rear. Set of double glazed windows to the side. Set of double glazed French doors to the side. Radiator.

Shower Room

6'8" x 7'7"

Frosted double glazed window to the rear. Suite comprising: corner shower cubicle. WC. Wash hand basin. Chrome heated towel rail. Spotlights.

Utility Room

6'8" x 11'6"

Set of double glazed windows to the rear. Frosted double glazed PVC door to the rear. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine plus space for tumble dryer. Radiator.

Kitchen

23'8" x 14'0"

Well appointed kitchen with a set of double glazed windows to the rear. Radiator. Spotlights. The kitchen is fitted with a range of base and wall units. Running granite work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Integral dishwasher. Space for range master cooker. Space for American style fridge/freezer. Opening to garden room. Opening to sun room.

Garden Room

Set of double glazed windows to the rear. Set of French doors to the front and to the side. Spotlights.

Sun Room

12'1" x 11'1"

Set of double glazed French doors to the front. Set of double glazed windows to the front. Set of bi-fold doors to the front offering sea glimpses of Langland Bay. Spotlights.

First Floor

Landing

Double glazed window to the rear. Velux roof window to the rear. Radiator. Door to bathroom. Doors to bedrooms. Spotlights.

Bathroom

5'7" x 12'0"

Set of frosted double glazed windows to the rear. A beautifully appointed bathroom suite comprising: corner shower cubicle with oversized shower head above. Freestanding bathtub. WC. Wash hand basin. Chrome heated towel rail. Spotlights.

Sitting Area

16'0" x 12'10"

Set of double glazed French doors to the front Juliet balcony which offers breathtaking sea views of Langland Bay. Door to en suite. Door to built-in storage cupboard.



Bedroom One

13'4" x 13'2"

Double glazed window to the side and a set of double glazed French doors leading out to the front balcony which offers breathtaking sea views of Langland Bay. Radiator. Opening to the sitting area.

En Suite

5'9" x 7'6"

Suite comprising; large walk-in shower with oversized shower head above. WC. Wash hand basin. Chrome heated towel rail. Spotlights. Extractor fan.

Bedroom Two

14'11" x 11'7"

Set of double glazed French doors to the front balcony which offers breathtaking sea views of Langland Bay. Feature double glazed stained glass window to the side. Spotlights. Radiator. Doors to built-in wardrobes. Door to en suite.

En Suite

4'11" x 7'7"

Velux roof window to the rear. Suite comprising; corner shower cubicle. WC. Wash hand basin. Tiled floor. Tiled walls. Spotlights. Extractor fan.

Bedroom Three

13'6" x 10'11"

Set of double glazed windows to the front offering fantastic breathtaking sea views of Langland Bay. Radiator. Sliding door to built-in wardrobe.

Bedroom Four

15'10" x 6'8"

Set of double glazed windows to the front offering breathtaking sea views of Langland Bay. Radiator. Doors to built-in wardrobe. Spotlights.

External

Drone Shot

Views

Front

Via private gated entry onto the block paved driveway, providing parking for several vehicles. Lawned garden with side access to the rear. Access to the detached garage.

Detached Garage

18'1" x 10'10"

Electric 'up and over' door. Power and light. Door to storage cupboard.

Rear

Lawned garden with steps leading up to a further raised lawn garden home to a variety of flowers and shrubs. Detached garden shed.

Grounds

Services

Mains gas. Mains water. Mains sewerage.

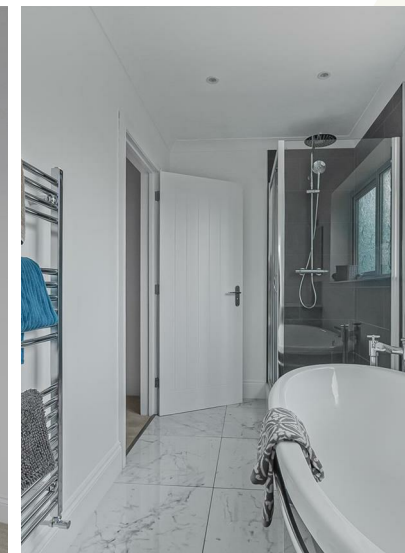
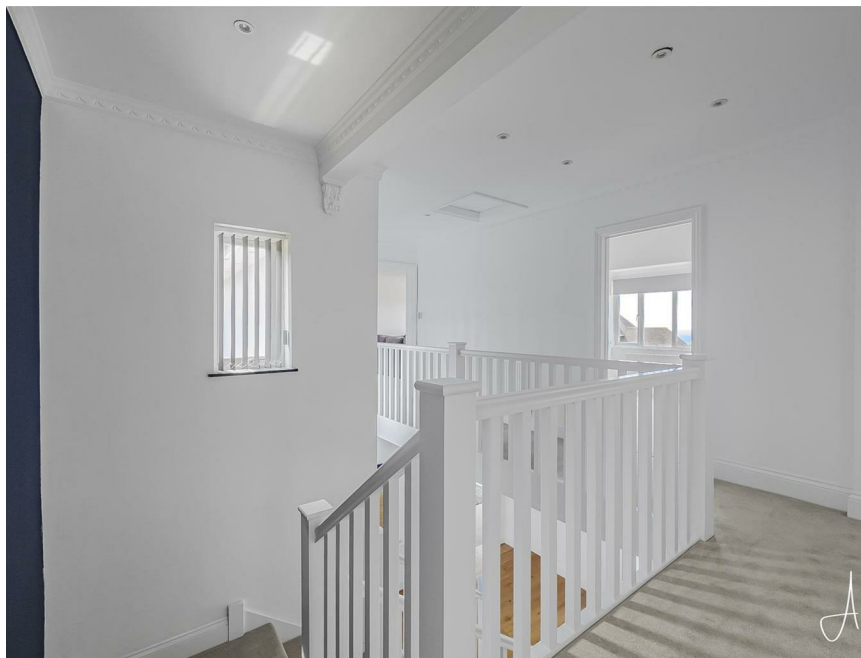
Full phone signal available with O2. Broadband - Ultrafast available.

Council Tax Band

Council Tax Band - H

Tenure

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	75
EU Directive 2002/91/EC		
England & Wales		



Total area: approx. 201.5 sq. metres (209.6 sq. feet)

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