



19 Langland Road, Mumbles, Swansea, City & County Of Swansea, SA3 4ND

Offers Over £650,000

This substantial six bedroom terraced family home enjoys a highly desirable position overlooking the open green space of Underhill Park, just a short walk from the vibrant seaside village of Mumbles with its boutique shops, cafés and waterfront. With a plot size of 0.06 acres and a floor area extending to 2,047 square feet, this property provides generous and versatile accommodation ideal for modern family living.

The ground floor offers a welcoming porch leading to a hallway, a comfortable lounge, a separate sitting room, a dining room, a well-proportioned kitchen and a practical utility room. On the first floor there are four bedrooms, including the principal bedroom with its own en-suite, together with a family bathroom. The second floor features two further bedrooms, one with an en-suite, completing the spacious layout.

Externally, the front garden presents a neat lawned area surrounded by mature border plants and shrubs, complemented by a paved tile path. To the rear, the courtyard garden provides an attractive and private space

Entrance



Via a solid wooden door into porch.

Porch

With tiled floor into the hallway.

Hallway

With wooden floor. Stairs to the first floor. Door to the lounge. Door to the sitting room. Door to dining room.

Lounge 14'0" x 12'7" (4.29 x 3.84)



With wood flooring. A large double glazed window to the front and a feature fireplace. Radiator.

Lounge



Sitting Room 12'1" x 12'7" (3.70 x 3.84)



With a set of French doors to the rear of the property. Feature fireplace. Radiator.

Sitting Room



Dining Room



Dining Room 15'7" x 11'3" (4.77 x 3.43)



With a double glazed window to the side of the property. Two radiators. Door to the utility room. Tiled floor.

Kitchen 11'1" x 10'5" (3.40 x 3.20)



Well appointed kitchen with a double glazed door to the rear of the property. Double glazed window to the rear. Space for cooker. Space for a dishwasher. Sink. Space for fridge/freezer and you have an assortment of under and over counter cabinets. Two radiators. Tiled floor.

Kitchen



Kitchen



Utility Room 4'11" x 5'5" (1.51 x 1.66)

With a double glazed window to the side. Space for washing machine. WC. Wash hand basin.

First Floor

Landing



With doors to bedrooms one to four. Door to the bathroom.

Bathroom 8'5" x 7'11" (2.59 x 2.42)



With two frosted double glazed windows to the side. Electric shower. Wash hand basin. WC. Radiator.

Bathroom



Bedroom One



Bedroom One 18'4" x 13'0" (5.61 x 3.98)



Bedroom One



With a feature fireplace. Radiator. Double glazed window to the front. Door to the en suite.

En-Suite 5'6" x 7'11" (1.68 x 2.43)



With a frosted double glazed window to the front. WC. Wash hand basin. Large shower.

Bedroom Two 17'0" x 16'4" (5.20 x 4.99)



With a double glazed window to the rear. Radiator. Wash hand basin.

Bedroom Two



Bedroom Three 12'6" x 12'10" (3.82 x 3.92)



With a double glazed window to the rear. Radiator.

Bedroom Four 8'7" x 8'3" (2.64 x 2.54)



With a double glazed window to the side. Radiator.

External

Second Floor

Landing

With doors to bedrooms five and six.

Bedroom Five 12'7" x 12'6" (3.85 x 3.82)



With a double glazed window to the front. Radiator.
Feature fireplace. Door to en-suite.

Bedroom Five



En-Suite 5'11" x 6'0" (1.81 x 1.83)



Suite comprising; shower. Wash hand basin. WC.

Bedroom Six 11'8" x 10'9" (3.57 x 3.288)



With a double glazed window to the rear. Radiator. Feature fireplace. Wash hand basin.

Bedroom Six



Another Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Front



You have small garden with a small lawned area and an assortment of border plants and shrubs with a paved tile path/

Front



Rear



You have a courtyard garden comprising of a tiled seating area. An assortment of border plants and bushes to either side. Access to the garage from the garden.

Rear



Rear



Rear



Garage



With an electric roller door. Power & light. Parking and storage available.

Services

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - full fibre. Mobile phone coverage available with EE, O2 Vodafone & Three.

Council Tax Band

Council Tax Band - G

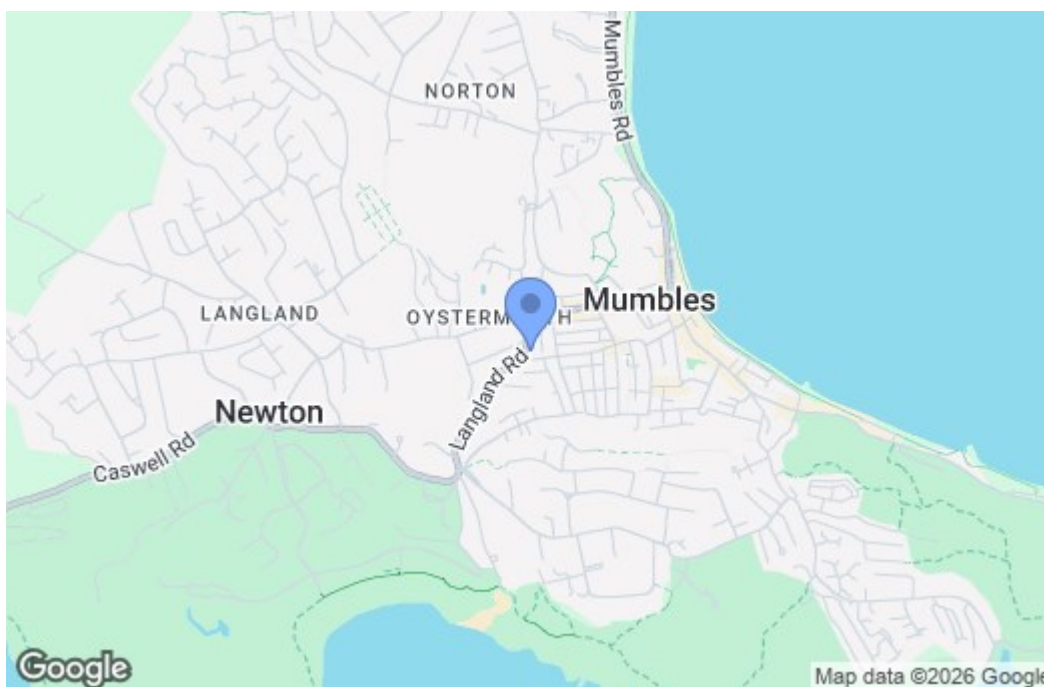
Tenure

Freehold.

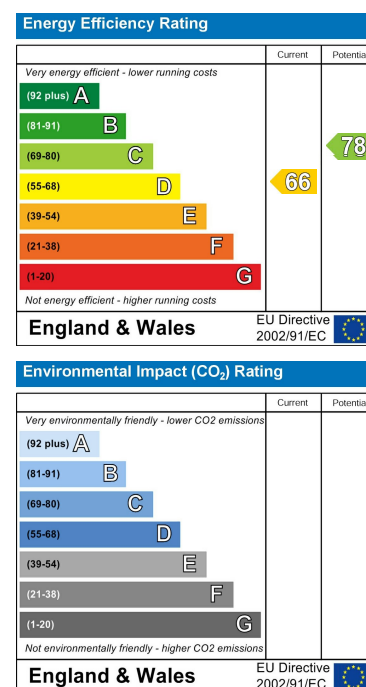
Floor Plan



Area Map



Energy Efficiency Graph



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