

## 9 Brynfield Road, Langland, Swansea, City & County Of Swansea, SA3 4SX

**£850,000**

Situated in one of the most highly sought after locations in the area, we are proud to offer for sale this superb, four bedroom detached family home, bursting with character and just a moments walk from Langland Bay.

The property is ideally placed for the stroll into the Mumbles Village, Langland Bay Golf Club, the nearby coastal path, and the surrounding beautiful beaches.

The accommodation comprises; hallway, cloakroom, sitting room, lounge, garden room and kitchen on the ground floor. On the first floor you have a bathroom and four bedrooms (master with en-suite). Externally to the front there is a private driveway, with parking for two to three vehicles. Lawn garden home to a variety of flowers and shrubs. Side access on both sides of the property. To the side of the property there is a driveway leading to the detached garage at the rear. On the other side of the property you have a path and lawn area. To the rear there is a beautiful garden. The garden comprises; a patio seating area with ample room for



### Entrance

Via composite door into the hallway.

### Hallway

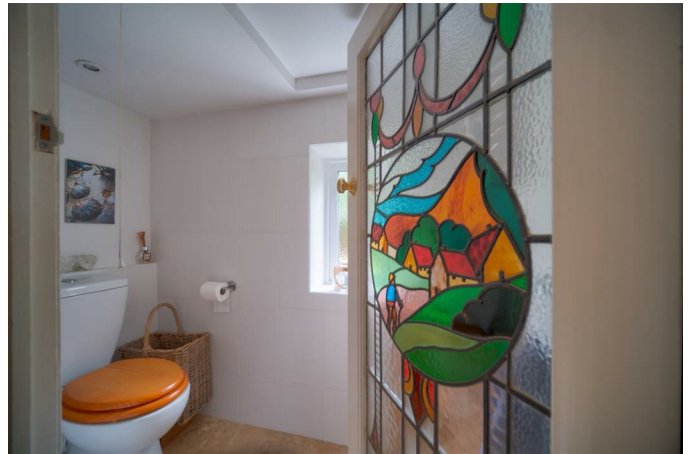


With stairs to the first floor. Original parquet flooring. Feature stained glass window to the rear. Feature stained glass door to the cloakroom. Door to the sitting room. Door to the lounge. Door to the kitchen. Radiator.

### Hallway



### Cloakroom



With a frosted double glazed window to the side. Suite comprising; low level w/c. Corner wash hand basin. Spotlights.

### Sitting Room 12'10" x 12'1" (3.930 x 3.691)



With a double glazed bay window to the front. Double glazed window to the side. Radiator. Parquet flooring. Feature fireplace housing a working fire with limestone surround.

**Lounge 16'11" x 12'0" (5.172 x 3.665)**



With a double glazed window to the front. Radiator. Feature fireplace housing a wood burner with wood surround. Opening to the garden room.

**Lounge**



**Feature Photograph**



**Garden Room 12'3" x 15'10" (3.747 x 4.837)**



With a set of glazed hardwood doors to the kitchen. Double glazed bi-fold doors to the rear garden. Two radiators.



### Garden Room



### Garden Room



### Feature Photograph



### Kitchen 23'4" x 12'1" (7.137 x 3.701)



With a double glazed window to the side. Double glazed window to the rear. Double glazed French patio doors to the rear garden. Tiled floor. Radiator. A well appointed kitchen fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit with mixer tap over. Space for dishwasher. Space for fridge/freezer. Five ring integral gas hob with oven and grill under. Extractor hood over. Central breakfast island.

### Kitchen





**Kitchen**



**Kitchen**



**Kitchen**



**Kitchen**



**Kitchen**



**First Floor**

**Landing**

You have a feature stained glass window to the side. Feature stained glass window to the rear. Loft access. Door to bathrooms. Doors to bedrooms. Doors to built in storage.

### Bathroom 6'5" x 7'1" (1.960 x 2.161)



With a frosted double glazed window to the side. Suite comprising; bathtub with shower over. Low level w/c. Wash hand basin. Radiator. Tiled floor. Spotlights. Extractor fan.

### Bedroom One 12'0" x 13'2" (3.671 x 4.035)



With a double glazed window to the rear. Radiator. Door to en-suite.

### Bedroom One



### En-Suite 6'5" x 5'11" (1.961 x 1.818)



With a frosted double glazed window to the side. Suite comprising; corner shower cubicle. Low level w/c. Wash hand basin. Chrome heated towel rail. Tiled floor. Spotlights. Extractor fan.



**Bedroom Two 12'1" x 12'8" (3.706 x 3.869)**



With a double glazed window to the front. Radiator. Doors to built in storage cupboards.

**Bedroom Three 10'2" x 17'3" (3.124 x 5.283)**



With a double glazed window to the front. Radiator. Doors to built in storage cupboards.

**Bedroom Three**



**Bedroom Four 11'6" x 6'6" (3.520 x 2.006)**



With a double glazed window to the rear. Radiator. Door to built in storage cupboard. Wash hand basin.

**External**

### Front



You have private driveway parking for two to three vehicles. Lawned garden home to a variety of flowers and shrubs. Side access on both sides of the property.

### Side

On one side of the property you have a driveway leading to the detached garage at the rear. On the other side of the property you have a path and lawned area.

### Rear

You have a beautiful rear garden. The garden comprises; a patio seating area with ample room for tables and chairs. Lawned garden with raised flower beds. Bordered by wall and fencing and home to a variety of flowers, trees and shrubs.

### Garage

Glazed window to the side. Power & light.

### Council Tax Band

Council Tax Band: H

Annual Price: £3,564.88

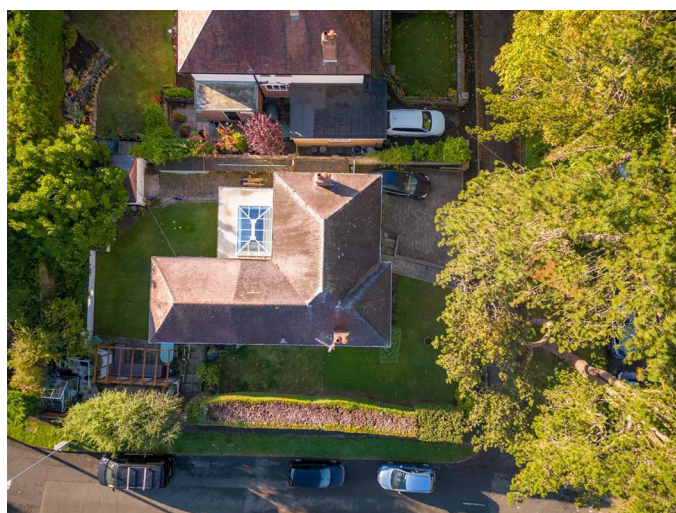
### Tenure

Freehold.

### Aerial Aspect



### Aerial Aspect





Rear Garden



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Rear Garden



Rear Garden

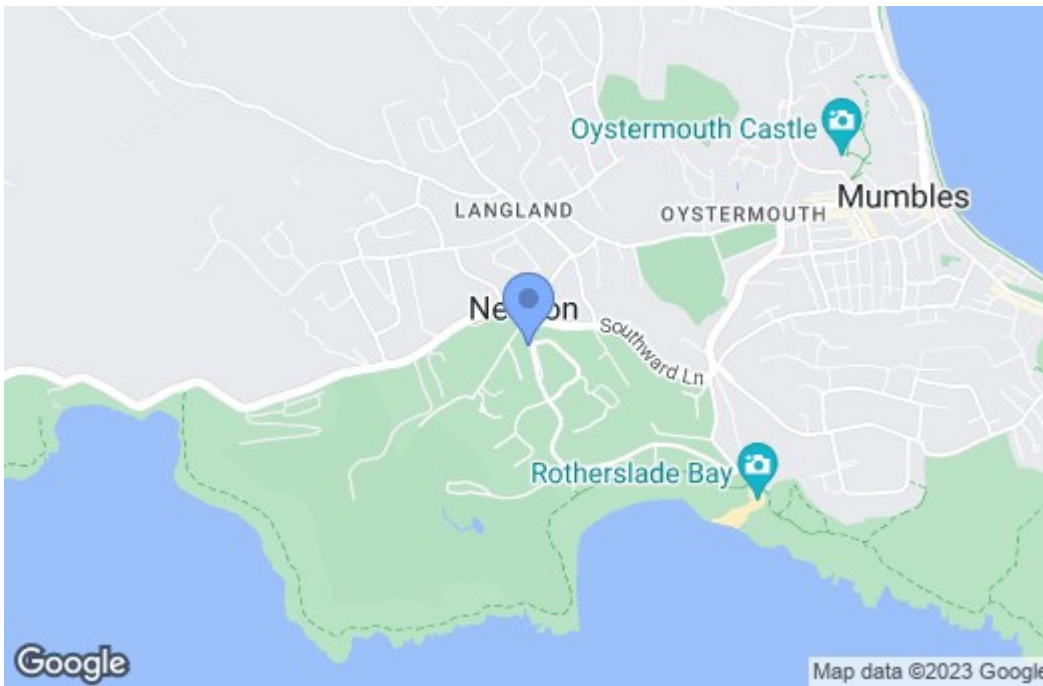




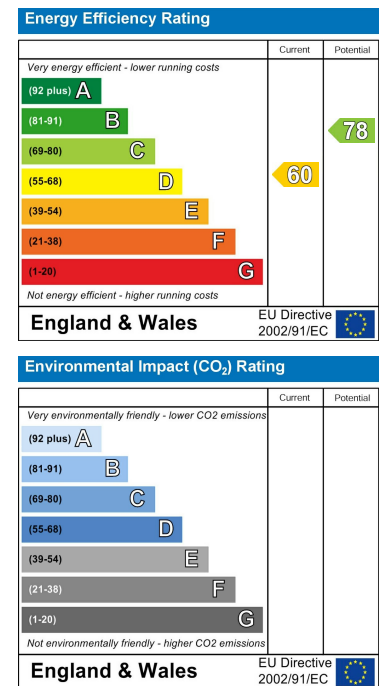
## Floor Plan



## Area Map



## Energy Efficiency Graph



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