

13 Brynfield Court,  
Langland, Swansea,  
SA3 4TF

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# 13 Brynfield Court, Langland, Swansea, SA3 4TF

Offers Over  
**£220,000**



Welcome to this second floor two-bedroom apartment situated in the highly sought-after Brynfield Court, Langland. This residence offers a unique opportunity for coastal living with no onward chain.

Spanning a generous 942 square feet, the accommodation is thoughtfully designed to provide both comfort and functionality. As you enter through the porch, you are welcomed into a spacious lounge/dining room, where large windows not only flood the space with natural light but also provide access to the front balcony.

The kitchen, with access to the rear balcony, is equipped with modern appliances and ample storage, making it ideal for culinary enthusiasts. The apartment features two comfortable bedrooms.

A contemporary bathroom and an additional W/C provide convenience for residents and guests alike.

Externally, the communal gardens to the front offer a tranquil space to relax and enjoy the outdoors.

Brynfield Court's prime location in Langland not only offers spectacular views but also easy access to local amenities, the beautiful Langland Bay, and excellent transport links.

This apartment is perfect for those seeking a low-maintenance lifestyle in a prestigious coastal location. Don't miss the chance to make this stunning apartment your new home. Schedule a viewing today!



### Entrance

Via an automatic door into the porch.

### Porch

With a door into the lounge/dining room.

### Lounge/Dining Room

16'0" x 20'3"

With a double glazed window to the front. Three double glazed patio windows with double glazed sliding door to the front balcony with room for tables and chairs. Two wall-mounted electric Dimplex storage heaters. Door to the inner hall. Opening to the kitchen.

### Kitchen

10'5" x 9'3"

With a double glazed sliding door to the rear balcony. Kitchen is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Four ring induction hob with oven & grill under. Extractor hood over. Plumbing for washing machine. Space for fridge freezer. Space for tumble dryer.

### Inner Hall

With doors to storage cupboards. Doors to bedrooms. Door to WC. Door to shower room.

### Shower Room

6'11" x 5'6"

With a set of frosted double glazed window to the rear. Suite comprising a large walk-in shower. Wash hand basin. Electric wall mounted heater. Electric heated towel rail. Tiled walls.

### W/C

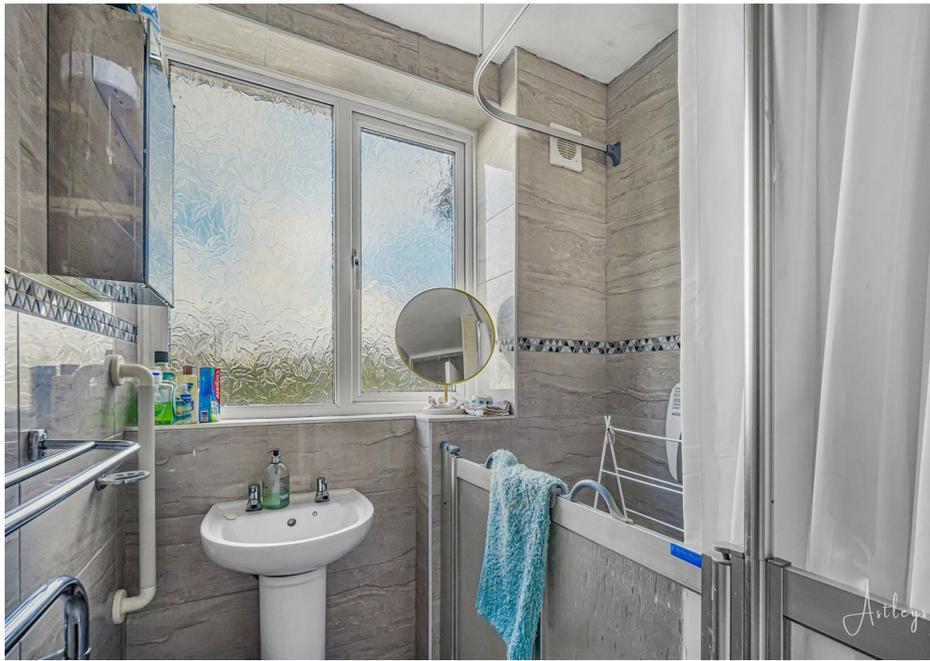
6'4" x 2'8"

You have a frosted double glazed window to the rear. WC. Tiled walls.

### Bedroom One

15'8" x 11'6"

You have a set of double glazed windows to the front. Sliding doors to built-in wardrobe. Wall-mounted electric Dimplex storage heaters.



**Bedroom Two**

12'8" x 12'9"

You have a set of double glazed windows to the rear. Sliding doors to built-in wardrobe. Wall-mounted electric Dimplex storage heaters.

**External**

Communal gardens to the front.

**Services**

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

**Council Tax Band**

Council Tax Band - E

**Tenure**

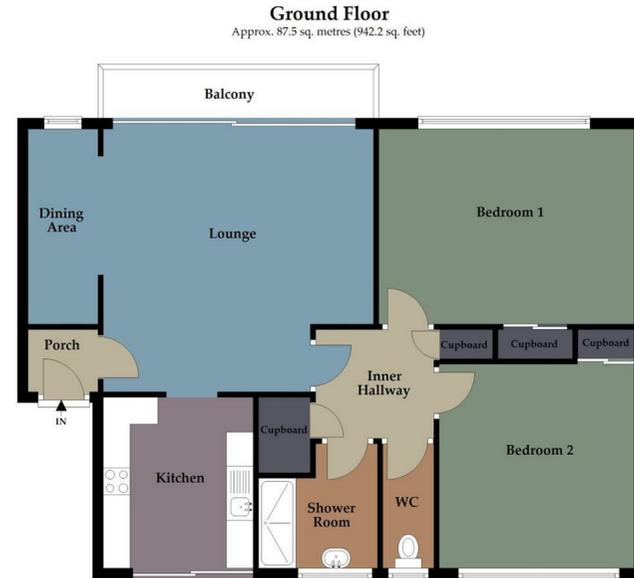
Leasehold (94 years)

Service Charge £2,750. Next review date - 31/10/26.





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



Total area: approx. 87.5 sq. metres (942.2 sq. feet)

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Plan produced using PlanUp.