



4, Tor House Rotherslade Road, Langland, Swansea, City & County Of Swansea, Offers Over £350,000

This ground floor, two-bedroom beachside apartment offers a desirable coastal lifestyle with convenient access and sea views overlooking Rotherslade Bay. With the added benefit of being a share of freehold and a long lease term of 974 years, this property presents an excellent opportunity for those looking to reside near the coast.

The apartment is accessed through its own front door, providing a sense of privacy and independence. The balcony offers a perfect vantage point to enjoy the breathtaking sea views, creating a tranquil space for relaxation.

Internally, the property comprises a hallway, a spacious living room, and a recently upgraded kitchen. The two double bedrooms provide comfortable accommodation, with the master bedroom featuring an en-suite for

Entrance

Via a frosted double glazed PVC door into reception hall.

Hallway



With doors to bedrooms, bathroom, lounge/dining room & storage cupboards. Hardwood flooring. Radiator.

Lounge/Dining Room 17'5" x 14'0" (5.31 x 4.28)



With double glazed windows and double glazed doors to the front balcony area boasting sea views of Langland Bay. Two radiators. Hardwood flooring. Opening to kitchen.

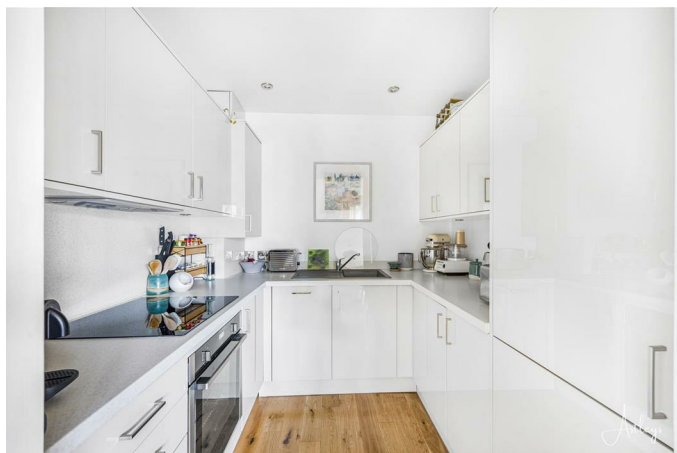
Lounge/Dining Room



Balcony

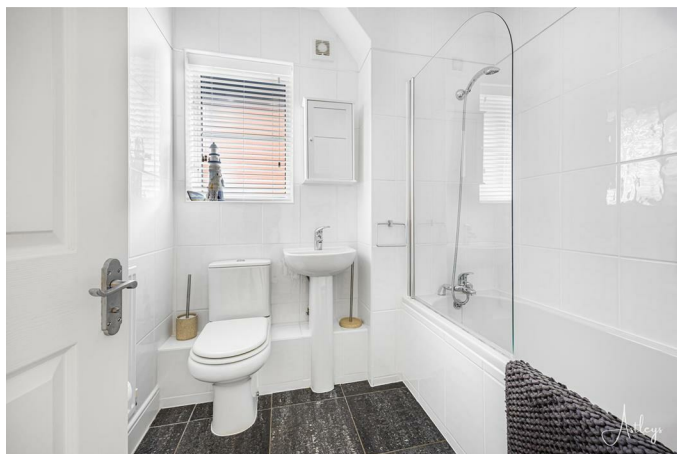


Kitchen 9'9" x 7'6" (2.98 x 2.29)



Beautifully appointed kitchen fitted with a range of base and wall units, running work surface incorporating a sink and drainer unit with mixer tap over. Four ring induction hob with Neff oven & grill under. Integral dishwasher. Integral fridge. Integral freezer. Integral washing machine. Spotlights. Integral extractor.

Bathroom 6'4" x 6'10" (1.94 x 2.09)



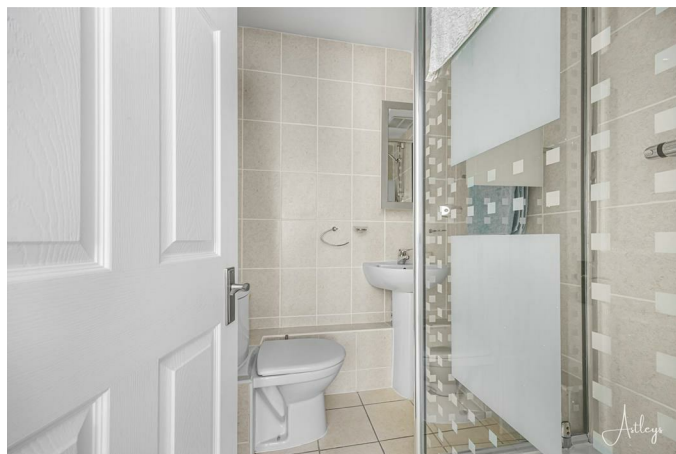
With a frosted double glazed window to the side. A beautifully appointed suite comprising; bathtub with shower over, wash hand basin, low level w/c. Radiator. Tiled floor. Tiled walls. Extractor fan.

Bedroom One 8'9" x 12'5" (2.67 x 3.80)



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

En-Suite 5'11" x 5'5" (1.81 x 1.67)



A beautifully appointed suite comprising; corner shower cubicle, wash hand basin, low level w/c. Spotlights. Tiled floor. Tiled walls. Extractor fan.

Bedroom Two 12'5" x 8'5" (3.80 x 2.57)



With a double glazed window to the rear. Radiator. Doors to built in wardrobes.

External

The property offers two designated parking spaces and to the rear of the apartment complex is a communal washing area.

Another Aspect



Aerial Aspect



Aerial Aspect



Communal Areas



Communal Areas



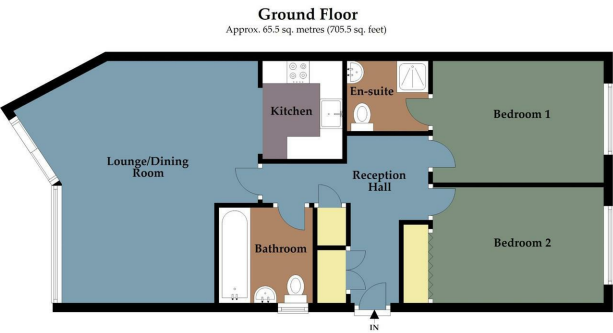
Council Tax Band

Council Tax Band - F

Tenure

Leasehold.

Floor Plan



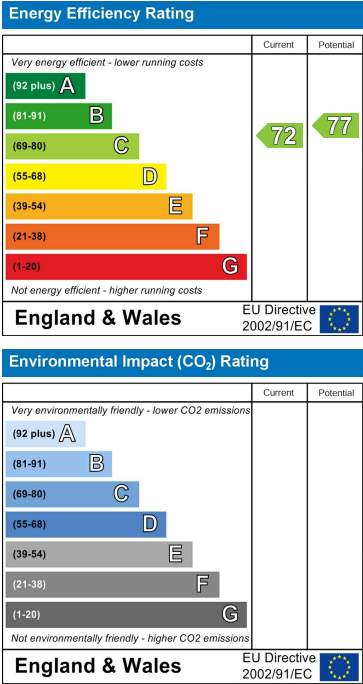
Total area: approx. 65.5 sq. metres (705.5 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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