

18 Langland Bay Road,  
Langland, Swansea,  
SA3 4QQ



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# 18 Langland Bay Road, Langland, Swansea, SA3 4QQ

£850,000



A short walk from the sweep of Langland Bay, this detached home sits within one of Swansea's most admired coastal settings. Here, the rhythm of the day is shaped by the tide, with mornings beginning along the shoreline and evenings settled in one of the nearby cafés overlooking the water. The neighbouring coves of Rotherlade and Caswell offer variety for swimmers and walkers alike, while the Gower's wider landscape provides miles of open countryside. The property falls within the highly regarded catchment area for Bishopston Comprehensive.

Set within a plot of around 0.09 acres, the house is arranged to make the most of its position and outlook. The principal reception room flows naturally towards the kitchen, creating a sociable and connected living space, while an opening leads through to a more relaxed sitting area that invites quieter moments. Practical elements have been carefully considered, with a separate utility room and a welcoming entrance sequence that includes a porch, hallway and cloakroom.

Upstairs, four bedrooms are thoughtfully arranged around a central landing. The principal bedroom benefits from its own en suite and, along with the second bedroom, enjoys views across Rotherlade Bay, a daily reminder of the home's coastal setting. A well appointed family bathroom serves the remaining rooms.

Outside, the gardens offer a balance of structure and openness. To the front, a raised lawn creates a sense of arrival, while side access on both sides leads to the rear. Here, a generous patio provides space for outdoor dining and entertaining, stepping onto a lawned garden that feels both private and manageable. A detached garage sits beyond, completing the practical aspects of the property.

Offered with no onward chain, the house presents a straightforward opportunity to settle into a location defined by its coastline, its community, and its enduring appeal.



#### Entrance

Via a double glazed PVC door with double glazed side panel into the porch.

#### Porch

Frosted double glazed window to the side. Frosted double glazed PVC door with frosted double glazed side panel into the hallway. Tiled floor. Spotlights.

#### Hallway

With stairs to the first floor. Door to cloakroom. Door to understairs storage. Door to the lounge. Door to utility room. Door to the kitchen. Radiator.

#### Cloakroom

5'0" x 2'8"

Frosted double glazed window to the side. Suite comprising WC. Wash hand basin. Chrome heated towel rail. Extractor fan. Tiled floor. Spotlights.

#### Lounge

15'9" x 12'10"

Double glazed bay window to the front with feature stained glass inserts. Two frosted double glazed windows to the side with feature stained glass inserts. Radiator. Spotlights. Set of sliding doors to the kitchen. Feature fireplace housing a gas fire set on marble hearth with wood surround.

#### Kitchen

13'5" x 11'4"

With an opening to the sitting room. Frosted double glazed window to the side. 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 with mixer tap over. Four ring Smeg induction hob with extractor hood over. Integral dishwasher. Space for American style fridge freezer. Integral oven and grill. Integral microwave. Spotlights. Tiled floor. Radiator. Breakfast bar.

#### Sitting Room

10'4" x 20'5"

Set of double glazed windows to the side. Set of double glazed French doors leading out to the rear garden. Two radiators. Spotlights. Door to the utility room.

#### Utility Room

10'4" x 8'8"

Double glazed window to the side. Tiled floor. Radiator. Running work surface incorporating a stainless steel sink and drainer unit. Plumbing for washing machine.

#### First Floor

##### Landing

Frosted double glazed window to the side with feature stained glass inserts. Spotlights. Door to bathroom. Doors to bedrooms.

##### Bathroom

9'10" x 8'7"

Frosted double glazed window to the side. Suite comprising; bathtub with shower over. WC. Wash hand basin. Chrome heated towel rail. Radiator. Tiled floor. Tiled walls. Spotlights. Extractor fan.

##### Bedroom One

15'1" x 11'3"

Double glazed bay window to the front with feature stained glass inserts offering sea views. Radiator. Door to built in storage cupboards. Spotlights. Door to en suite.



**En-Suite**

57" x 710"

Frosted double glazed window to the side. Well appointed suite comprising: a large walk in shower. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights. Extractor fan.

**Bedroom Two**

1011" x 110"

Set of double glazed French doors to the rear Juliet balcony offering sea views. Radiator. Doors to built in wardrobes.

**Bedroom Three**

90" x 88"

Double glazed window to the front with feature stained glass inserts. Radiator.

**Bedroom Four**

80" x 81"

Double glazed window to the rear. Double glazed window to the side. Radiator.

**External**

**Aerial Aspect**

**Front**

Raised lawned garden with side access on both sides of the property to the rear garden.

**Rear**

Patio seating area with ample room for tables and chairs. Lawned garden. Access to the detached garage.

**Detached Garage**

196" x 179"

Via 'up and over' door. Power and light. Glazed window to the side. Glazed window to the rear.

**Services**

Mains gas. Mains water. Mains sewerage.

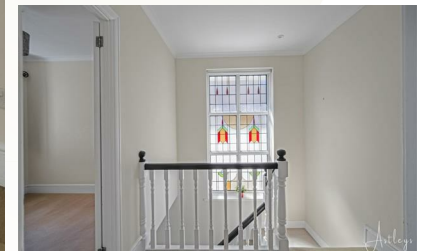
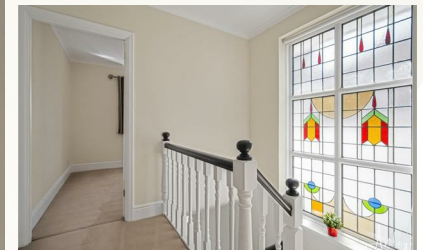
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**Council Tax Band**


Council Tax Band - G

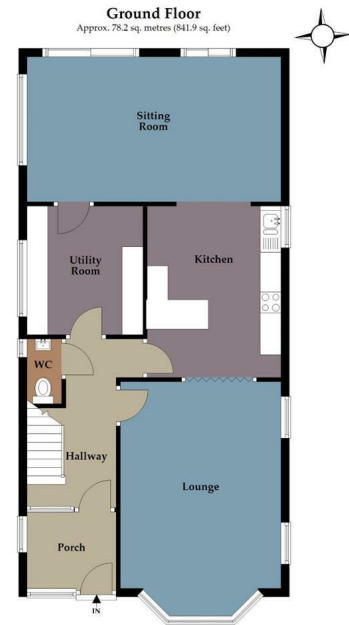
**Tenure**

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 144.4 sq. metres (1554.6 sq. feet)

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Plan produced using PlanUp.