

46 Higher Lane,
Langland, Swansea,
SA3 4NT

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Offers Over
£900,000



A rare opportunity to acquire a spacious three/four bedroom detached family home, situated in one of the most desirable locations in SA3, just a short walk from the renowned Langland Bay. Occupying an impressive plot of 0.29 acres with a floor area of 2,508 sq. ft, this property offers generous and versatile accommodation along with a mature South facing garden.

The ground floor features a welcoming porch leading into a central hallway, a convenient shower room, a study, bedroom three, a comfortable sitting room/bedroom four, a separate lounge, and a well-proportioned open planned, spacious and well balanced kitchen. With dining area and a pleasant garden view. An integral garage is also accessible from this level.

Upstairs, the first floor offers two double bedrooms, including a spacious master bedroom with en-suite facilities, alongside a family bathroom.

Externally, the property benefits from private driveway parking for several vehicles to the front, leading to the integral garage. The front garden is mainly laid to lawn, complemented by a variety of flowers and shrubs, with fencing and hedging offering privacy. Side access leads to the generous rear garden, which enjoys a private, south-facing aspect. A raised seating area, ideal for outdoor dining and entertaining, overlooks a level lawn surrounded by mature trees, shrubs, and flower beds. The garden also features a detached shed and side access on both sides of the property.

Offering both space and flexibility, this home presents an exceptional opportunity for families seeking a prime coastal location with ample outside space.



Entrance

Via a hardwood door into the porch.

Porch

With a double glazed window to the side. Door to the hallway. Tiled floor.

Hallway

With stairs to the first floor. Radiator. Doors to built-in storage cupboard. Door to shower room. Door to the kitchen/breakfast room. Door to bedroom three. Door to the study. Door to the sitting room. Door to the lounge. Double glazed window to the front.

Hallway

Shower Room

57" x 610"

You have a frosted double glazed window to the front. Suite comprising; corner shower cubicle. WC. Wash hand basin. Radiator. Tiled floor. Extractor fan. Spotlights.

Bedroom Three

810" x 128"

You have a set of double glazed windows to the front and a radiator.

Study

94" x 80"

You have a set of double glazed windows to the side.

Study

Sitting Room/Bedroom Four

120" x 134"

You have a set of double glazed windows to the rear and a radiator.

Lounge

120" x 218"

You have a set of double glazed windows to the rear garden and a set of glazed French doors leading out to the rear garden. Radiator and a feature fireplace housing a wood burner set on slate hearth with wood lintel above.

Lounge

Kitchen/Open Dining Area

317" x 1710"

You have a set of double glazed windows to the front. Set of double glazed windows to the rear garden. Door to the rear porch. Set of doors to the lounge. Set of double glazed French doors to the rear garden. Spotlights. Tiled floor. Two radiators. The kitchen is well appointed, fitted with a range of basin wall units. Running work surface incorporating a one and a half bowl sink and drainer unit. Integral washing machine. Integral tumble dryer. Integral fridge. Integral freezer. Integral dishwasher. Integral Classic leisure cooker.

Kitchen/Open Dining Area

Kitchen/Open Dining Area

Kitchen/Open Dining Area

Rear Porch

You have a glazed door to the rear garden. Radiator. Tile floor. Door to the integral garage.

Integral Garage

166" x 110"

You have a frosted double glazed window to the side. Electric 'up and over' door. Power and light.

First Floor



Landing

You have a set of double glazed windows to the front. Velux roof window to the rear. Doors to built-in storage. Door to bathroom. Doors to bedrooms.

Bathroom

78" x 69"

You have a Velux roof window to the front. Well-appointed bathroom suite comprising; bathtub with shower over. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls. Spotlights. Extractor fan.

Bathroom

Bedroom One

175" x 181"

You have a set of double glazed windows to the rear. Set of double glazed windows to the front. Two radiators. Spotlights. Doors to built-in wardrobes. Door to en suite.

Bedroom One

En-Suite

82" x 56"

With a set of frosted double glazed windows to the front. Well-appointed suite comprising; a corner shower cubicle. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights. Extractor fan.

Bedroom Two

115" x 141"

You have a Velux roof window to the side. Set of double glazed windows to the rear. Radiator. Doors to built-in wardrobes. Door to the attic storage area.

Bedroom Two

External

Front

You have private driveway parking for several vehicles leading to the integral garage. You have side access to the rear garden. You have a lawned garden, home to a variety of flowers and shrubs, bordered by fencing and hedging.

Another Aspect

Another Aspect

Rear

You have a raised seating area with ample room for tables and chairs, which in turn leads down to a level lawned garden. The mature rear garden is south facing and home to a variety of flowers, trees and shrubs. You also have a detached garden shed and you have side access on both sides of the property.

Rear

Rear

Rear

Services

Mains gas. Mains water. Mains sewerage.

Full phone signal available with O2. Broadband - Ultrafast available.

Council Tax Band

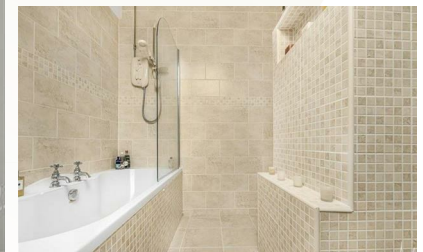
Council Tax Band - H

Tenure

Freehold.

Aerial Aspect

Aerial Aspect





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



Total area: approx. 233.0 sq. metres (2508.0 sq. feet)

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