

6 Langland Villas, Mumbles, Swansea, SA3 4NA

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Offers Over
£550,000



Set within a sought after coastal setting in Mumbles, this attractive detached home enjoys an elevated position with far reaching views across Swansea Bay and towards Oystermouth Castle. The surrounding area offers a wonderful balance of seaside living and everyday convenience, with Llangland Bay, Rotherslade Bay and the wider Gower coastline close by, alongside an excellent selection of cafés, restaurants, independent shops and local amenities.

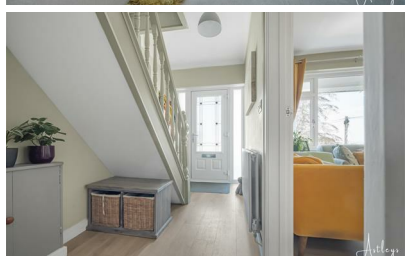
The current homeowners have thoughtfully renovated and upgraded the property, with improvements including new radiators, a new boiler and new flooring throughout. All windows have been replaced, together with new internal and external doors. The property has also been completely rewired and benefits from a new fuse box.

Occupying an impressive 0.11 acre plot, the property offers approximately 1,809 sq ft of accommodation arranged over two floors, providing a versatile layout suited to family life and visiting guests.

The ground floor comprises a welcoming hallway, lounge, kitchen/breakfast room, shower room and two bedrooms. The first floor provides two further bedrooms and an additional shower room, creating useful separation between the living and sleeping accommodation.

The gardens are a particular feature of the property. To the front, a raised lawn leads via steps to an elevated patio seating area, making the most of the views across Swansea Bay and beyond. To the rear, a further seating area has steps leading to another raised terrace, again enjoying the coastal outlook. A door provides access to an outbuilding, offering useful additional space.

With its generous plot, flexible accommodation and elevated coastal position, this is an appealing home from which to enjoy the beaches, countryside and village lifestyle for which Mumbles is so well regarded.



Entrance

Via a composite door into the hallway.

Hallway

With stairs to the first floor. Radiator. Door to the lounge. Door to the kitchen/breakfast room. Door to bedrooms three and four. Door to the shower room.

Lounge

16'0" x 22'0"

Set of double glazed windows to the front offering breathtaking sea views of Swansea Bay and Beyond and views of Oystermouth Castle. Three radiators. Feature fireplace housing a wood burner set on slate hearth.

Kitchen/Breakfast Room

13'9" x 28'1"

Door to the utility area. Set of doors to the rear garden. Double glazed window to the rear garden. Three radiators. Spotlights. Door to pantry. Central Breakfast Island. Running work surface incorporating a one half bowl sink and drainer unit. Five ring gas hob with extractor hood over. Integral oven, microwave and grill. Space for American style fridge/freezer. Space for dishwasher.

Utility Room

Plumbing for washing machine.

Shower Room

8'11" x 5'7"

Frosted double glazed window to the side. Suite comprising; large corner shower cubicle with oversized shower head above. WC. Wash hand basin. Tiled floor. Radiator. Spotlights.

Bedroom Three

13'9" x 11'7"

Set of double glazed windows to the front offering sea views of Swansea Bay and beyond. Radiator. Door to built in wardrobes.

Bedroom Four

12'11" x 8'11"

Set of double glazed windows to the rear. Radiator. Door to built in wardrobes.

First Floor

Landing

Doors to built in storage. Double glazed window to the front offering sea views, and views of Oystermouth Castle. Radiator. Door to bedroom one. Door to shower room. Doors to bedroom two.



Shower Room

8'2" x 4'7"

Suite comprising; large corner shower cubicle with oversized shower head above. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights.

Bedroom One

22'0" x 15'9"

Double glazed windows to the front offering sea views and views of Oystermouth Castle. Pleasant aspect over Underhill Park. Double glazed window to the side. Radiator. Doors to eaves storage. Door to the storeroom. Door to built in wardrobes.

Bedroom Two

9'2" x 11'2"

Set of double glazed windows to the front offering sea views over Swansea Bay and beyond. Pleasant views over Underhill Park. Views of Oystermouth castle also. Radiator. Doors to built in wardrobes.

External**Drone Shot****Front**

Raised lawned garden with steps leading up to a further raised patio seating area, offering sea views of Swansea Bay and beyond.

Rear

Seating area which has steps leading up to a further raised seating area offering sea views. Door to outbuilding.

Services

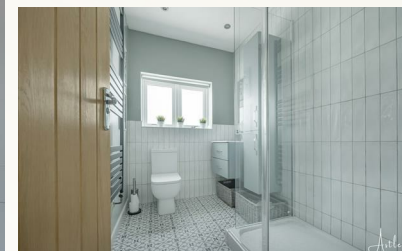
Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2, Three & Vodafone.

Council Tax Band

Council Tax Band - G

Tenure

Freehold.





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		
	70	81
England & Wales	EU Directive 2002/91/EC	



Total area: approx. 168.1 sq. metres (1809.9 sq. feet)

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Plan produced using PlanUp.