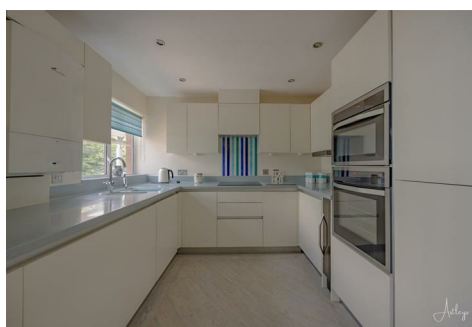




Flat 12 Tor House Rotherslade Road, Langland, Swansea, City & County Of

Offers Over £475,000

Introducing a stunning, two bedroom top floor apartment, in the highly sought-after coastal location of Langland, boasting breathtaking panoramic views of Langland Bay. This remarkable property offers an idyllic seaside retreat with a wealth of amenities at its doorstep.

Upon entering, residents are greeted by a communal entrance adorned with both a lift and stairs, providing convenient access to the top floor. Stepping into the apartment's hallway, you will immediately appreciate the spacious and light-filled ambiance that flows throughout.

The accommodation features two generously sized bedrooms, including a luxurious master bedroom complete with an en-suite bathroom, ensuring privacy and comfort for the occupants. The remaining bedroom offers

Entrance

Entered via wooden door. Doors off. Radiator. Built in storage cupboard.

External

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

Lounge/Dining Room 17'3" x 23'3" (5.28 x 7.10)



Double glazed floor to ceiling window unit. Two radiators. Double glazed door to balcony. Entrance to kitchen.

Lounge/Dining Room



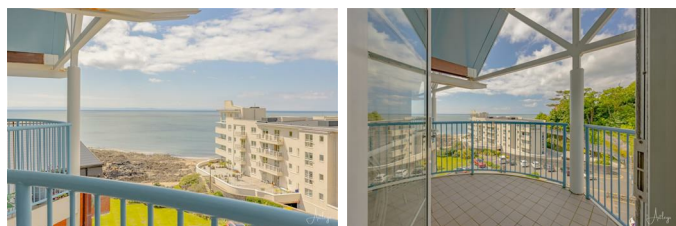
Lounge/Dining Room



Lounge/Dining Room



Balcony



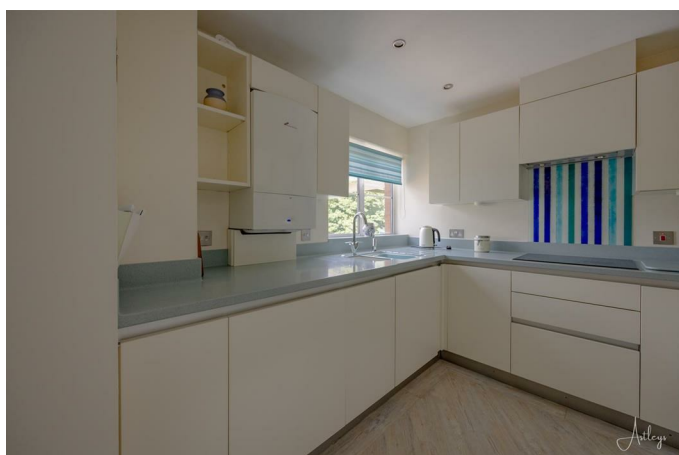
Enjoying spectacular views over Langland Bay.

Kitchen 8'8" x 9'4" (2.66 x 2.85)



Fitted with a range of base and wall units incorporating one and a half drainer sink unit. Fitted boiling water tap. Neff electric hob. Integrated washing machine. Integrated dishwasher. Integrated fridge/freezer. Integral wine fridge. Built in electric oven & grill.

Kitchen

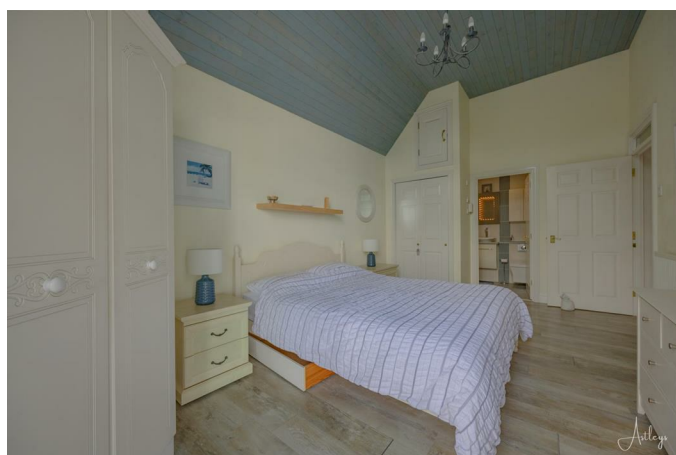


Bedroom One 14'8" x 10'5" (4.49 x 3.19)



With delightful sea views. Double glazed floor to ceiling window unit. Radiator. Door to en-suite. Two built in storage cupboards.

Bedroom One



En-Suite 7'8" x 5'2" (2.34 x 1.58)



With walk in style shower unit. Counter top bathroom sink with vanity unit. Low level W.C. Radiator. Wall mounted storage cupboard. Shaver point. Velux style window. Underfloor heating.

Balcony



Featuring fabulous sea views.

Bedroom Two 11'3" x 9'8" (3.44 x 2.96)



Double glazed floor to ceiling window unit with sea views. Fitted wardrobe. Radiator.

Bathroom 5'2" x 9'5" (1.59 x 2.89)



Three piece bathroom suite featuring bath, free standing wash hand basin and W.C. Radiator. Velux style window. Shaver point.

Tenure

Leasehold (973 years)

Aerial



Aerial

Grounds



Council Tax Band

Council Tax Band - G

Services

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - Ultra fast fibre. Mobile phone coverage available with O2 & Vodafone.

Floor Plan



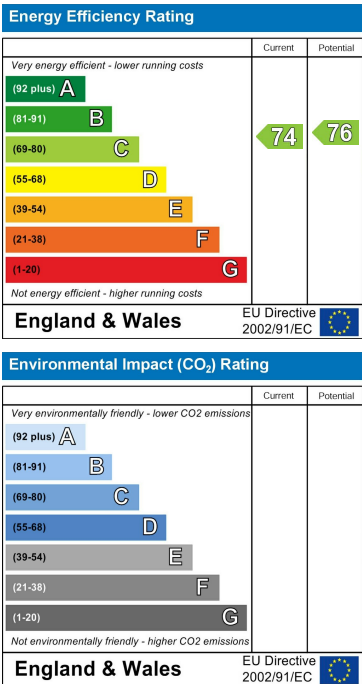
Total area: approx. 86.4 sq. metres (929.9 sq. feet)

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Area Map



Energy Efficiency Graph



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