



43 Cambridge Road, Langland, Swansea, SA3 4PQ

Four Bedrooms
Two Bathrooms
38' Kitchen Family Room

FREEHOLD

2,057 sqft

OFFERS IN THE REGION OF

£895,000









A beautifully balanced family home in one of Langland's most desirable settings, where space, light and coastal outlooks come together effortlessly.

It is a thoughtfully remodelled detached home offering four double bedrooms with generous, light-filled accommodation, a superb garden and sea views, all set within easy reach of Langland Bay and Mumbles Village.







This is a refined and carefully considered detached family home, remodelled in 2015 to create a layout that works effortlessly for modern living. Extending to approximately 2057sqft, the house offers a wonderful sense of balance between open, sociable spaces and quieter, more intimate rooms.

The ground floor is centred around a generous entrance hall which immediately sets the tone for the home—bright, spacious and welcoming. To the rear, the kitchen/family room spans the width of the house, forming a superb hub for day-to-day life. This space is thoughtfully arranged with defined areas for cooking, dining and relaxing, all flowing naturally together and opening out through wide sliding doors onto the garden. It is a room designed as much for entertaining as it is for everyday family life.

In addition, there is a comfortable sitting room to the front, offering a quieter retreat, along with a snug which provides flexibility as a playroom or second lounge. A compact study is ideal for home working, while a well-proportioned utility room and ground floor WC add to the practicality of the layout.



Upstairs, the principal bedroom suite is a particular highlight. It enjoys a lovely open outlook with sea views framed by a large picture window and complemented by a Juliette balcony. A dressing room and stylish ensuite complete the space. There are three further double bedrooms, all well-sized and thoughtfully arranged, alongside a modern family bathroom and a separate WC.

Externally, the rear garden is a real asset—level, rectangular and ideal for families, with ample space for children to play. A raised sun terrace provides a perfect setting for outdoor dining and relaxing, benefitting from a favourable southerly aspect. To the side, a versatile outbuilding offers potential as a home office or garden store.

To the front, there is off-street parking for two vehicles, and the property further benefits from planning permission for a garage (Ref: 2022/0877/FUL).

Offered with no onward chain, this is a home that has been well cared for and finished to a high standard throughout.







Tenure: Freehold

Services: Mains electricity, water, drainage and gas central heating

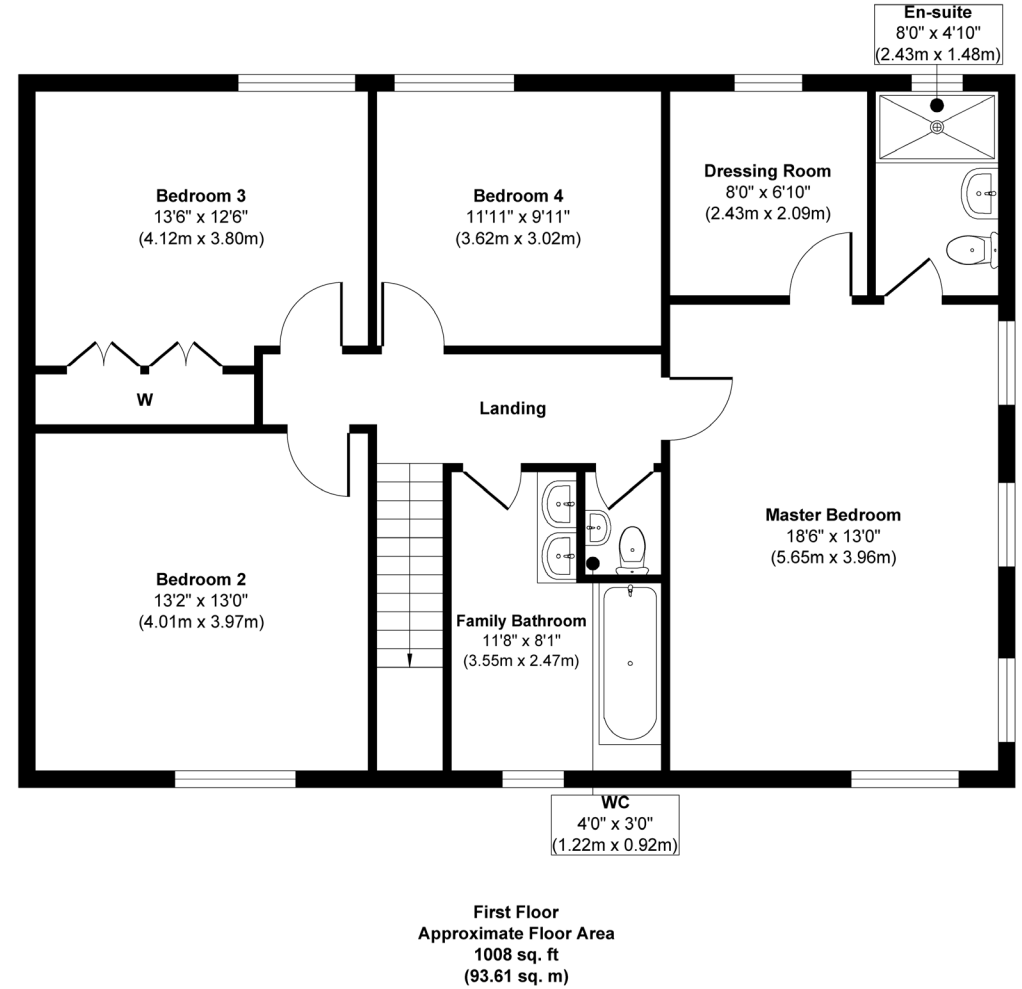
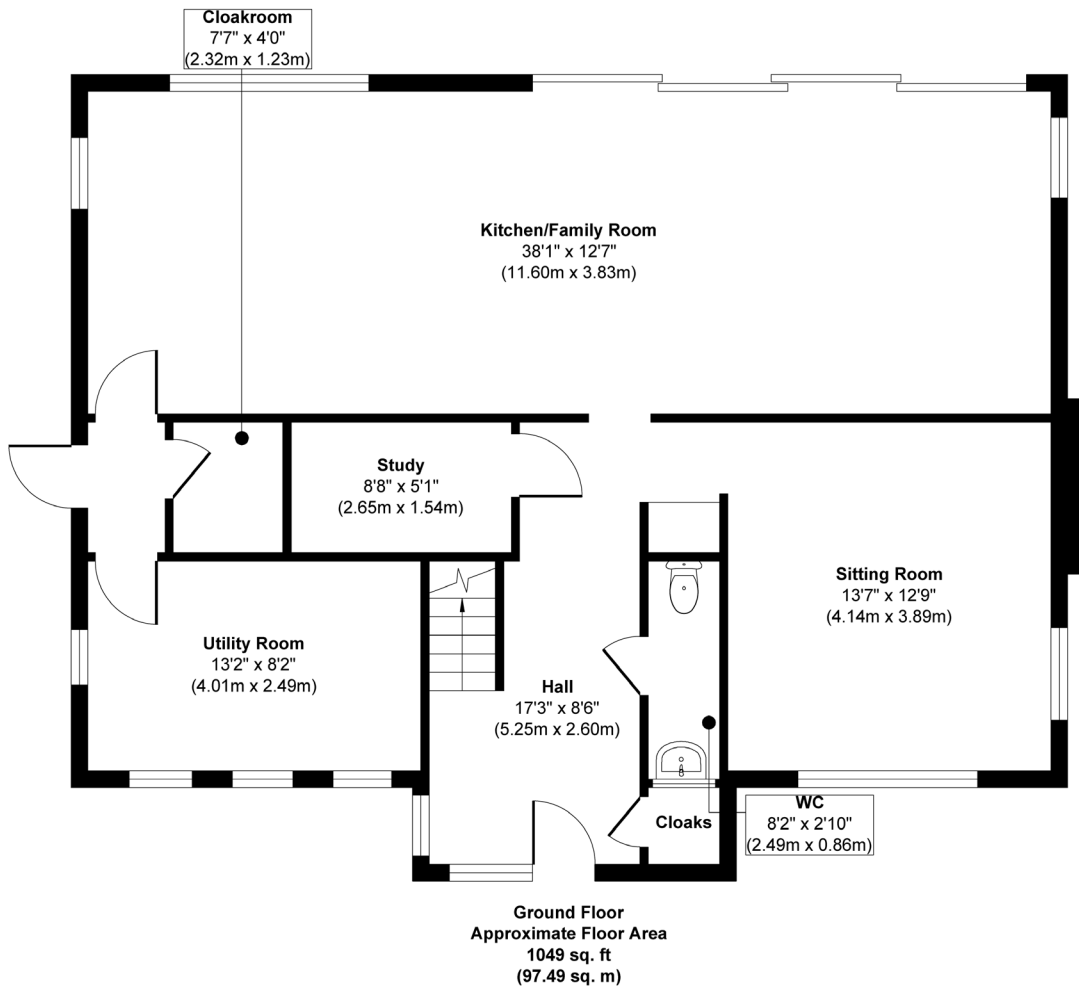
Council Tax Band: G (£3,571p.a.)

EPC Rating: TBC









Approx. Gross Internal Floor Area 2057 sq. ft / 191.10 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

The Location

Cambridge Road sits in the heart of Langland, one of Swansea's most sought-after coastal locations, prized for its relaxed lifestyle and proximity to some of Gower's finest scenery.

Langland Bay is approximately 500 metres away, offering sandy shores, a popular beach café and access to the coastal path which links to Caswell Bay (approx. 1 mile). The setting is perfect for morning swims, coastal walks or simply enjoying the rhythm of life by the sea.

Mumbles Village is within 1 mile, providing a vibrant mix of independent boutiques, cafés, restaurants and everyday amenities, along with Oyster Wharf and the seafront promenade. For families, the area is well served by highly regarded schools including Langland Primary (approx. 0.4 miles) and Bishopston Comprehensive (approx. 2.5 miles).

For those needing to commute, Swansea City Centre is around 5 miles away, with access to the M4 motorway (J42) approximately 8 miles, providing convenient links east and west. Singleton Hospital and Swansea University are also within 3 miles, making the location as practical as it is desirable.

This is a setting that offers the best of coastal living—natural beauty, strong community and excellent accessibility.





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