



11A Southward Lane, Langland, Swansea, SA3 4QE

Three Bedrooms
Loft Room as Fourth Bedroom
Fabulous Kitchen/family Room
Extension

FREEHOLD

1,738 sqft

OFFERS IN THE REGION OF

£675,000

An elegant coastal home where period charm meets effortless modern living.





A beautifully extended Period home

set across three floors, offering generous, light-filled living space and a superb south-facing garden, all within easy walking distance of Langland Bay.







PLAY
THAT
FUNKY
MUSIC

MAN CAVE RULES
SCRATCH WHERE IT ITCHES
HYDRATE WITH BEER
NO CHICK FLICKS
THE REMOTE IS MINE
FEATULENCE ALLOWED
BELCH FREELY
MY TEAM WINS
EAT BACON
SELECTIVE HEARING ONLY





This attractive period semi-detached house has been thoughtfully extended and carefully maintained to create a stylish and highly practical family home of approximately 1,738 sqft, arranged over three well-balanced storeys.

The ground floor is centred around a wonderful sense of space and flow. To the front, a bright and inviting living room enjoys a classic bay window and a calm, comfortable atmosphere—ideal for quieter moments. To the rear, the house opens into a superb kitchen/family room, forming the true heart of the home. This impressive space has been designed for modern living, incorporating clearly defined areas for cooking, dining and relaxing, all set around a refined and understated kitchen. Bi-fold doors span the rear elevation, drawing in natural light and seamlessly connecting the interior with the garden beyond.

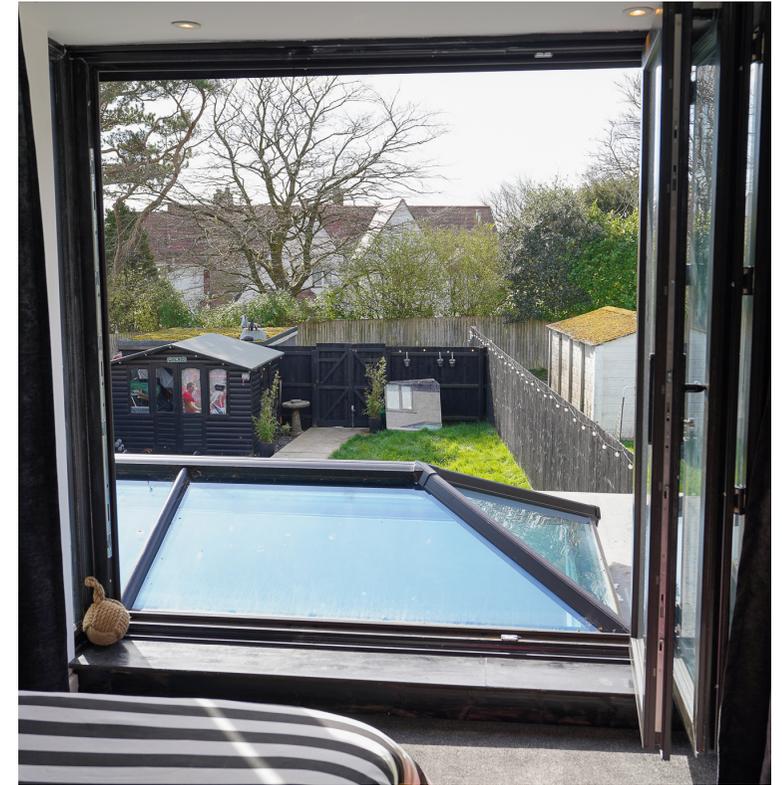
The south-facing garden is a particular feature, enjoying excellent sunlight throughout the day. A generous terrace runs across the rear of the house, providing a perfect setting for outdoor dining and entertaining, with the remainder laid to garden—well-suited to both families and those who enjoy outdoor space.

Practicality is well considered, with a separate utility room and ground floor WC completing the accommodation at this level.

To the first floor are three well-proportioned bedrooms and a contemporary family shower room, whilst the second floor provides a spacious loft room, currently utilised as a fourth bedroom, offering flexibility for growing families, guests or home working.

Externally, the property benefits from off-street parking for two vehicles to the rear, along with a detached garage—an increasingly valuable asset in this highly sought-after coastal setting.





Tenure:
Freehold

Services:
All mains services
connected. Gas central
heating

Council Tax Band:
G (£3,571 sqft)

EPC Rating:
E

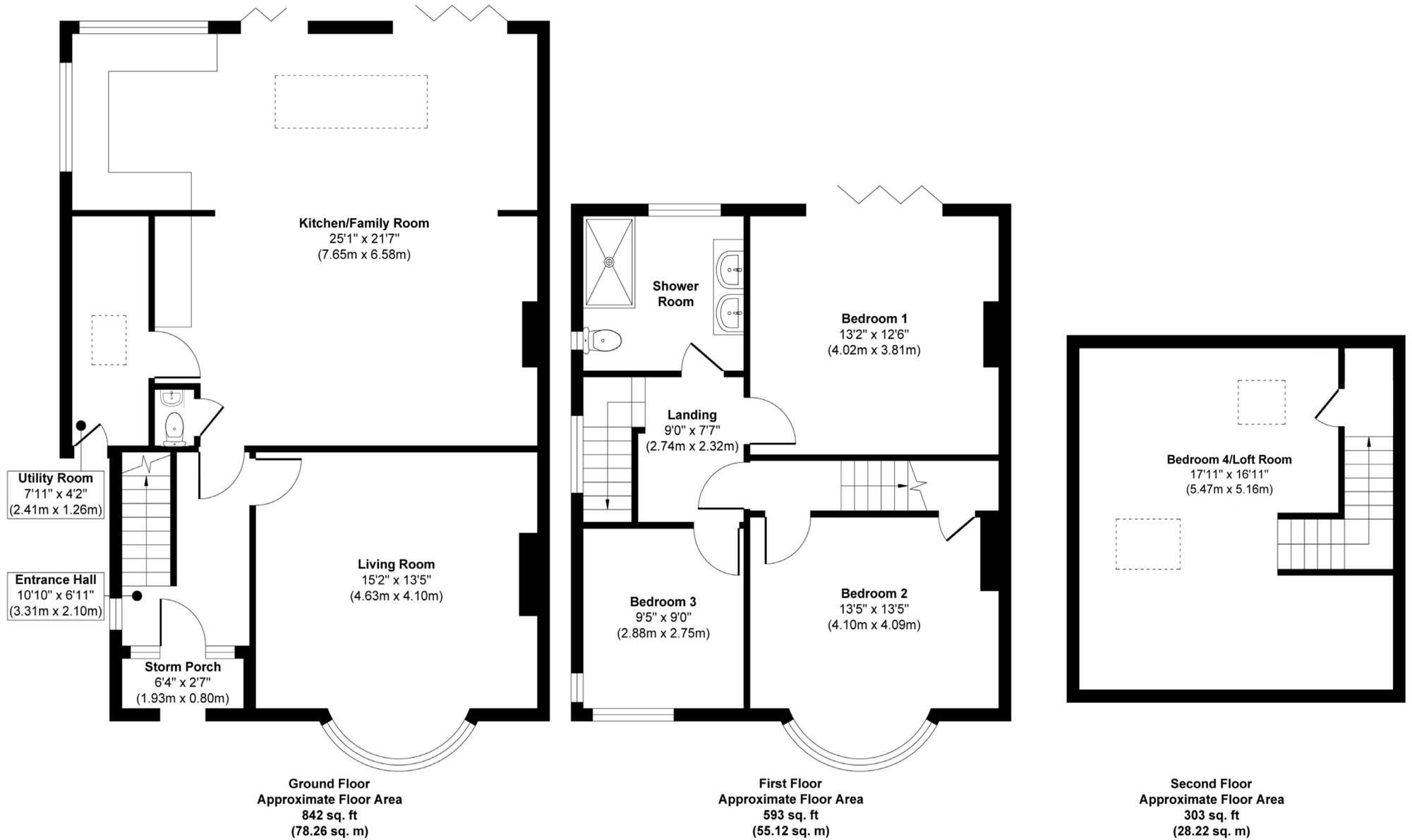








11a Southward Lane, Langland



Approx. Gross Internal Floor Area 1738 sq. ft / 161.60 sq. m

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

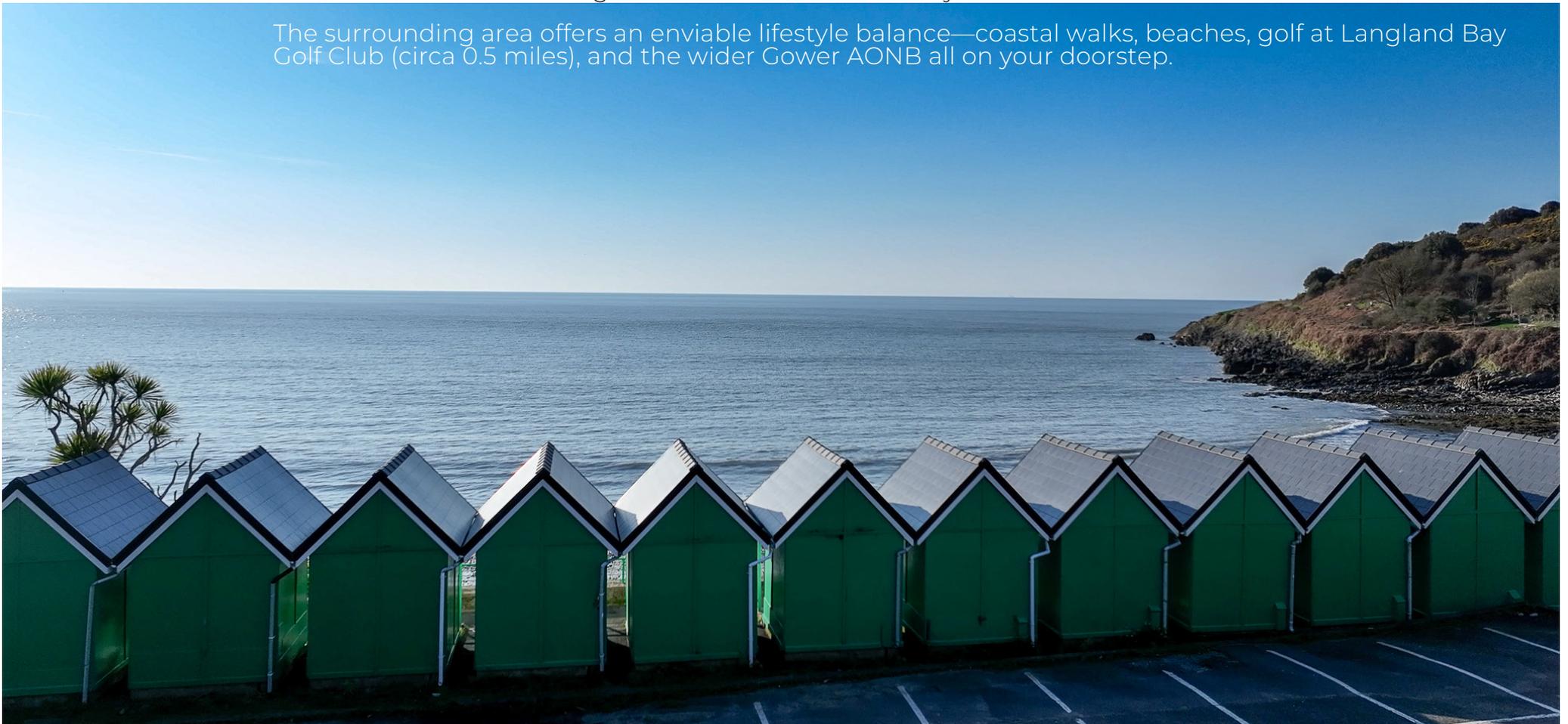
The Location

Southward Lane is one of Langland's most desirable residential addresses, quietly positioned yet exceptionally well connected to the very best of the area. Langland Bay lies within approximately 500 metres, offering golden sands, a popular beachfront café and access to the scenic coastal path stretching across the Gower Peninsula. Caswell Bay is also within easy reach (less than a mile), providing further beautiful coastline and excellent swimming conditions.

Mumbles Village, approximately 0.8 miles away, offers a vibrant mix of independent boutiques, cafes, restaurants and everyday amenities, along with the well-regarded Mumbles Pier and seafront promenade. For families, the property falls within the highly sought-after Bishopston Comprehensive School catchment, with both Bishopston and Newton primary schools also easily accessible.

For wider connectivity, Swansea city centre is approximately 4.5 miles away, offering a comprehensive range of retail, leisure and employment opportunities, alongside Swansea University and Singleton Hospital (circa 3 miles). The M4 motorway (Junction 47) is approximately 8 miles distant, providing straightforward access for commuting east towards Cardiff and beyond.

The surrounding area offers an enviable lifestyle balance—coastal walks, beaches, golf at Langland Bay Golf Club (circa 0.5 miles), and the wider Gower AONB all on your doorstep.





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