

## 3 Hillcrest Langland Swansea SA3 4PW



Welcome to 3 Hillcrest, a luxurious coastal residence in Swansea's prestigious Langland area, offering breath-taking sea views and exceptional design.

This 4,463 sq ft home situated on a level, half-acre plot, features a stunning open-plan living space, vaulted ceilings, floor-to-ceiling windows, and flawless finishes. With six double bedrooms and three elegant bathrooms, a double garage, and private landscaped gardens, it's the epitome of refined living.

Approved plans for a substantial extension, including an indoor pool and two additional bedrooms, further enhance its appeal.

3 Hillcrest is a rare opportunity for those seeking coastal luxury with future potential.



**£1,350,000 FREEHOLD**





Step into the epitome of coastal luxury with Hillcrest, a stunning property in the prestigious Langland area of Swansea.

This high-end residence offers sweeping sea views and is a showcase of sophisticated design and premium craftsmanship, presented in flawless condition.

Upon entering, you are greeted by a generous reception hall which leads into a magnificent open-plan living space, where the living room seamlessly transitions into a contemporary kitchen. This expansive area is accentuated by a vaulted ceiling and an impressive galleried landing, creating a glorious atmosphere.

Floor-to-ceiling windows flood the space with natural light, highlighting the excellent finishes and attention to detail that define this home.

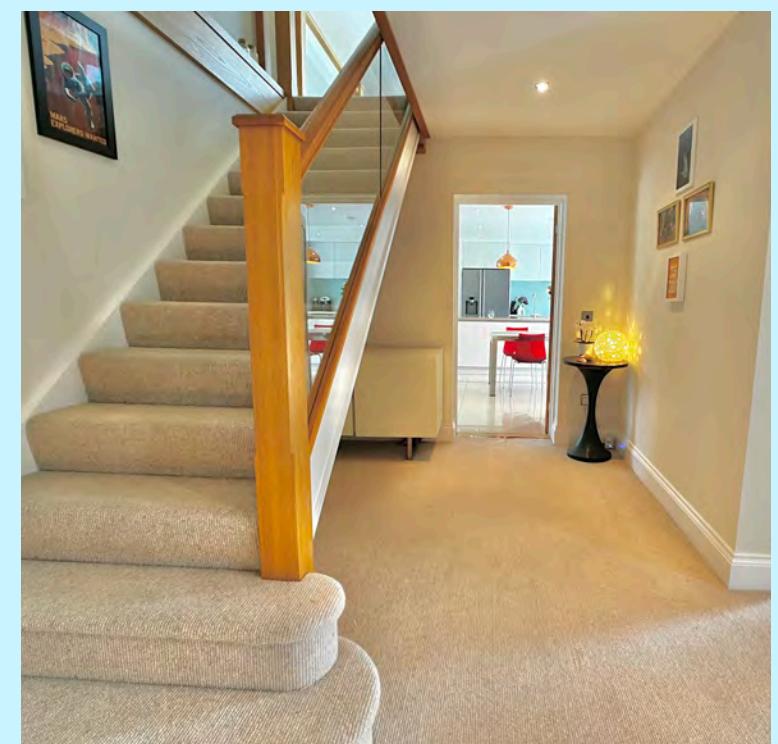
The property spans an ample 4,463 square feet, featuring six bedrooms, three sumptuous bathrooms, elegant lounge, study, downstairs cloakroom and utility room. The double garage provides secure parking and additional storage, enhancing the convenience of this luxurious home.

One of the property's standout features is its beautifully landscaped, level gardens. Offering complete privacy with no properties to the rear, this serene outdoor haven is perfect for relaxation and entertainment. Imagine hosting summer soirees or enjoying peaceful mornings in the tranquility of the sea air.

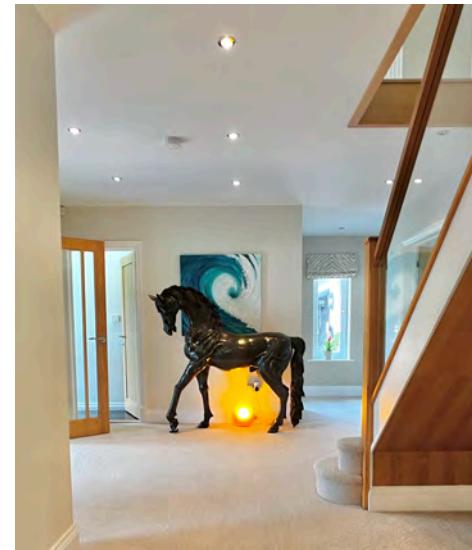
Adding to its allure, 3 Hillcrest comes with approved planning permission for a substantial extension and remodelling. This development will transform the property into an expansive 6,000 square feet residence, complete with an indoor swimming pool and additional living accommodation. The extension will add a further 2 bedrooms and 2 bathrooms, providing ample space for family and guests in a reimagined luxury setting.

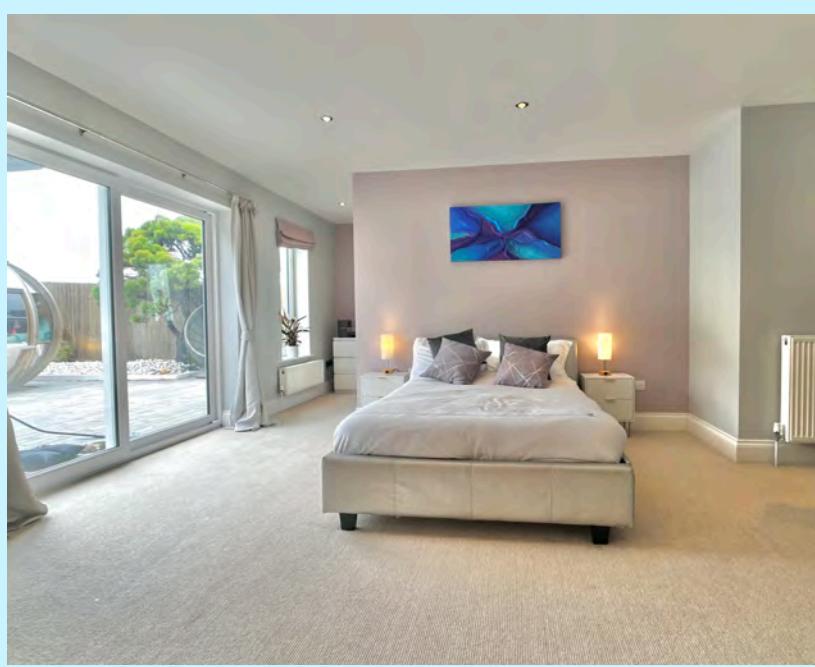
3 Hillcrest is more than a home; it is a lifestyle statement, offering unparalleled luxury in a prime coastal location. With its large windows, high-end finishes, and potential for significant expansion, this property is a rare opportunity for discerning buyers.





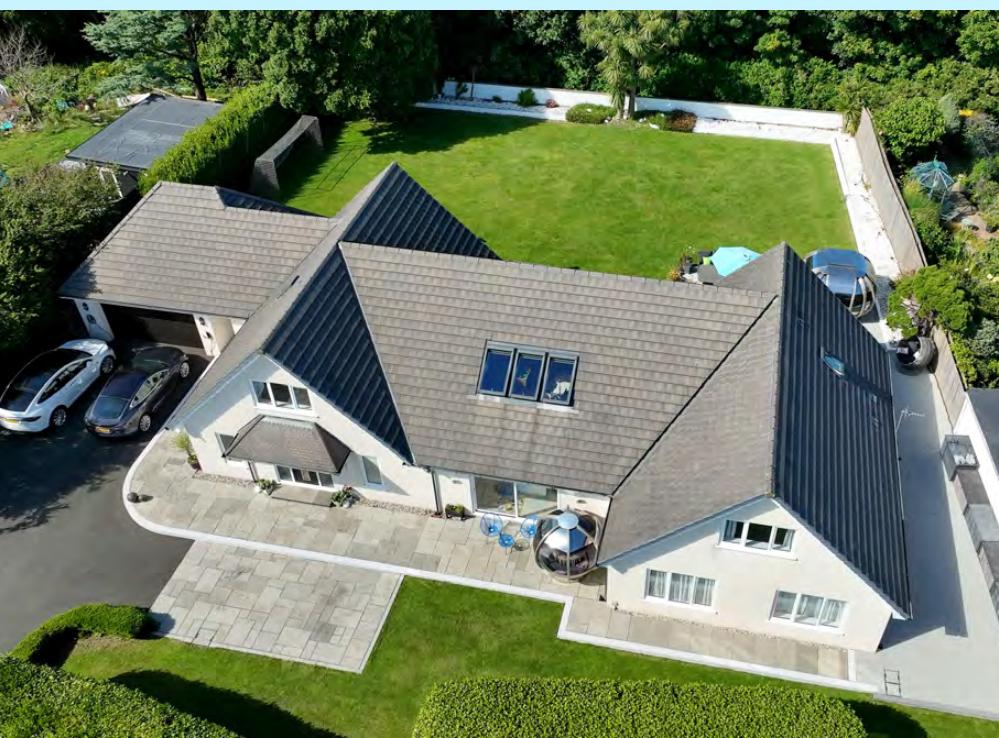












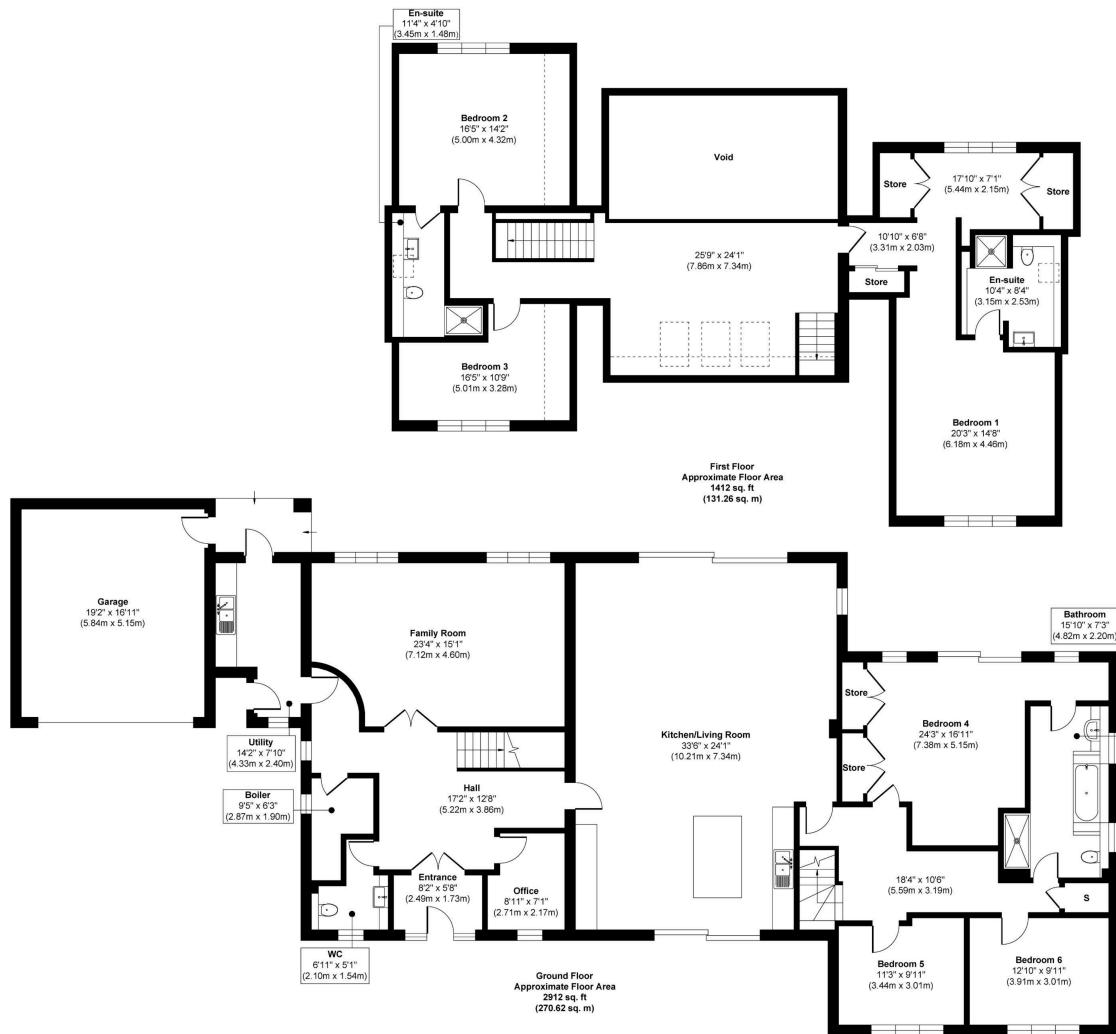


The property is **FREEHOLD**

The property is connected to all mains services and the central heating is fired by gas.

The Council tax is Band I  
 (£3,364p.a.)

The EPC rating is C



**Approx. Gross Internal Floor Area 4,463 Sq Ft / 414.77 Sqm**

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

Produced by Elements Property

## Discover the Charm of Langland: Coastal Living Redefined

Langland, a gem on the picturesque coast of Swansea, offers an idyllic blend of natural beauty, sophisticated living, and vibrant community spirit. This sought-after locale is perfect for those who seek a serene yet connected lifestyle, where the tranquillity of seaside living meets the convenience of modern amenities.

### Coastal Splendour and Outdoor Pursuits

Langland Bay, renowned for its stunning sandy beaches and crystal-clear waters, is a haven for outdoor enthusiasts. Whether you enjoy surfing, paddleboarding, or simply soaking up the sun, the pristine shoreline offers endless opportunities for leisure and recreation. The scenic coastal paths are perfect for invigorating walks or leisurely strolls, offering breathtaking views of the Gower Peninsula, an Area of Outstanding Natural Beauty.

### Exceptional Educational Facilities

Families are well-catered for with an array of excellent educational institutions nearby. Langland is home to some of the finest schools in the region, ensuring a high standard of education for children of all ages. From reputable primary schools to esteemed secondary schools, the area provides a nurturing environment for academic and personal growth.

### Elegant Dining and Boutique Shopping

Langland boasts a vibrant local dining scene, where culinary delights abound. Indulge in fresh seafood at charming beachside cafes or savour gourmet cuisine at stylish bistros. The nearby village of Mumbles, just a short drive away, offers a delightful mix of boutique shops, artisanal markets, and cosy cafes, perfect for a leisurely day out.

### Convenient Commuting and Accessibility

Despite its serene coastal setting, Langland is conveniently connected for commuting. Swansea city centre is easily accessible, providing a gateway to a broader range of amenities and services, including shopping centres, theatres, and cultural attractions. For those who travel further afield, excellent transport links ensure that major cities like Cardiff and Bristol are within easy reach, making Langland an ideal base for both work and leisure.

### Community and Lifestyle

The sense of community in Langland is truly special. Friendly neighbours, local events, and a shared appreciation for the area's natural beauty create a warm and welcoming atmosphere. Whether it's joining a local club, participating in community activities, or simply enjoying the peaceful surroundings, life in Langland is enriched by its strong community spirit.

### The Perfect Balance

Langland offers a unique lifestyle where you can enjoy the tranquillity of seaside living without compromising on modern conveniences. It's a place where families thrive, professionals find balance, and retirees embrace the beauty of each day. With its stunning beaches, top-tier schools, elegant dining, and easy commuting, Langland stands out as a premier destination for those seeking the perfect blend of luxury and lifestyle.

Experience the unparalleled charm of Langland – a place where every day feels like a holiday.





Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. computer generated images are for illustrative purposes only.



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