

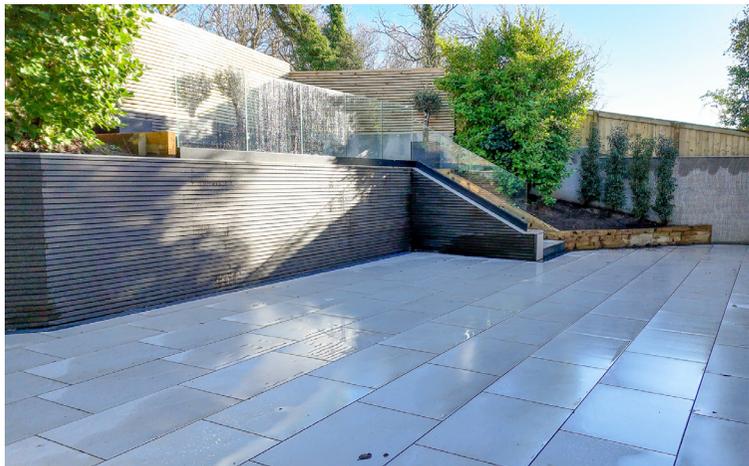
A state-of-the-art coastal home blending elegance, space and technology in the heart of Langland.



31a Brynfield Road, Langland, SA3 4SX









An exceptional modern residence in one of Swansea's most coveted coastal addresses, just moments from Langland Bay.

Designed and finished to the highest standards, this remarkable home combines expansive interiors, refined detailing and advanced smart technology.

Price
£1,595,000

Tenure
Freehold

Gross Internal Area
4,713 sqft

Plot Area
0.19 acres

Five/six Bedooms - Six Bathrooms - Two/three Reception Rooms - Utility room - Double Garage



31a Brynfield Road is a striking contemporary residence, crafted with precision and imagination to create a home of exceptional quality. Set in one of Swansea's most sought-after postcodes, just a short walk from Langland Bay, this luxury property has been comprehensively reimagined and extended, leaving very little of the original structure. The result is a new home offering around 4,713sqft of sophisticated living space, with finishes and technology befitting its prime coastal setting.

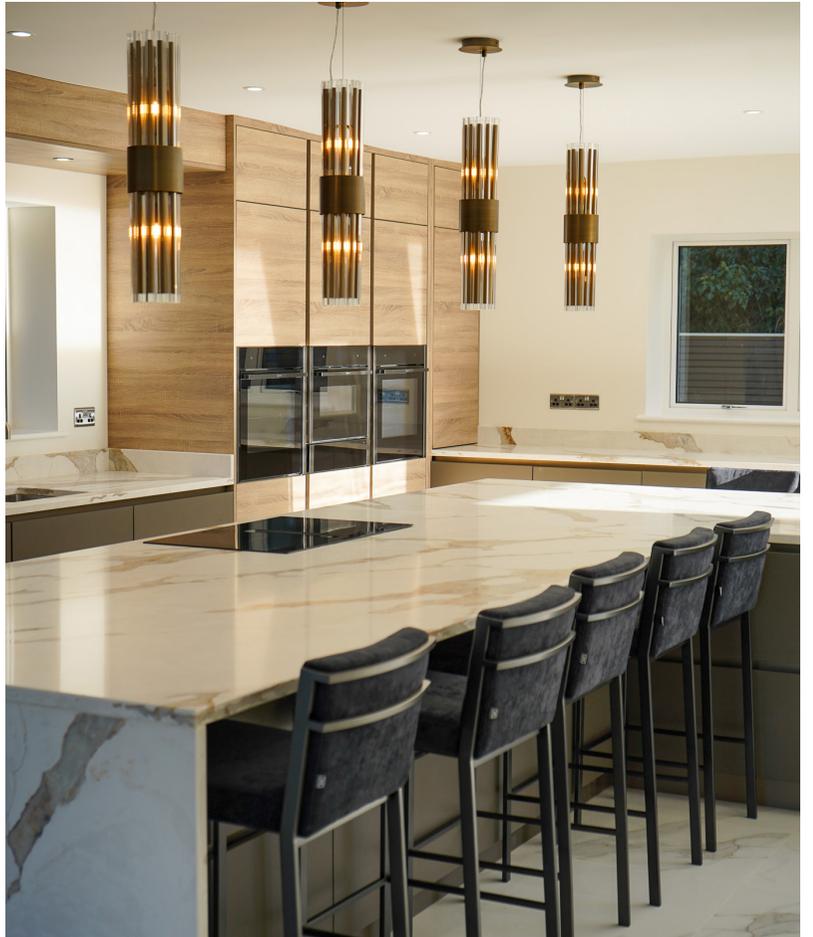
The heart of the house is an extraordinary kitchen, dining and living space extending to almost 1,000sqft. Flooded with natural light from expansive glazing, this superb open-plan room flows seamlessly onto a west-facing sun terrace – the perfect setting for evening entertaining. The kitchen, by Bespoke Kitchen Studio, features quartz worktops, an L-shaped island with waterfall ends, Neff appliances, Quooker hot tap and Caple wine cooler.

The accommodation is versatile and beautifully proportioned, offering six bedrooms, each with its own style. The magnificent principal suite enjoys sea views, a private dressing room, and a sleek Laufen and Hansgrohe-fitted en suite. A further four bedrooms are served by a series of stylish bathrooms, all appointed with quality fixtures. Additional rooms include a utility room, a guest bedroom/ gymnasium/ cinema room with its own shower room, and a study/sixth bedroom.









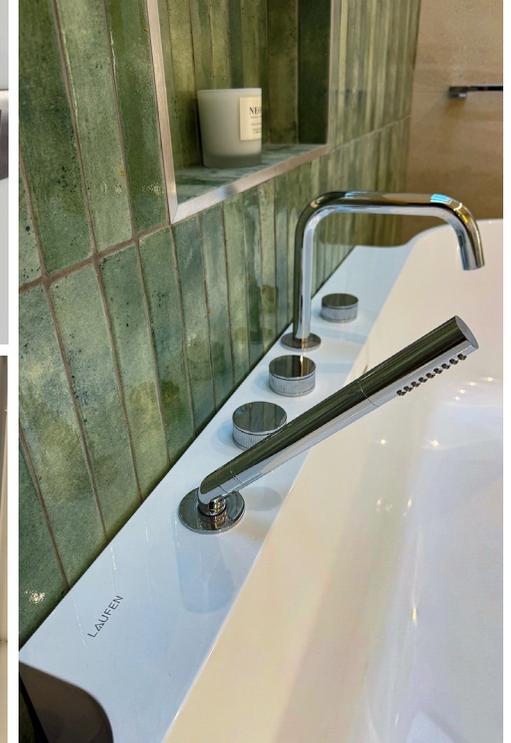
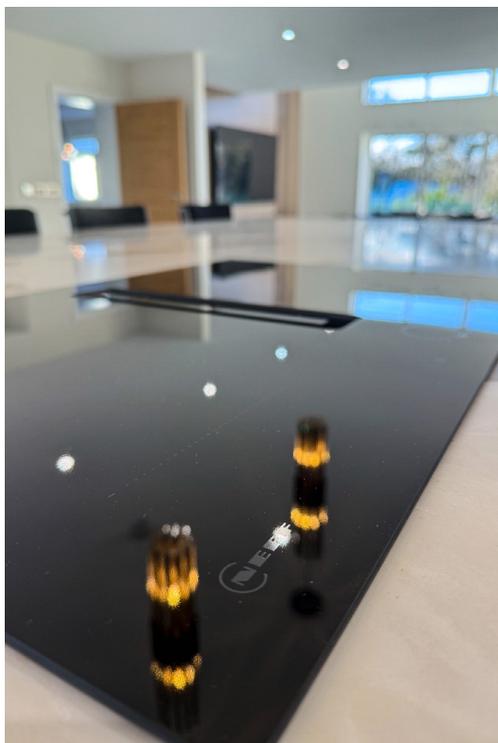








“A seamless fusion of craftsmanship and innovation, where oak, glass and quartz meet smart technology, solar power and intuitive design to create a home of rare distinction.”







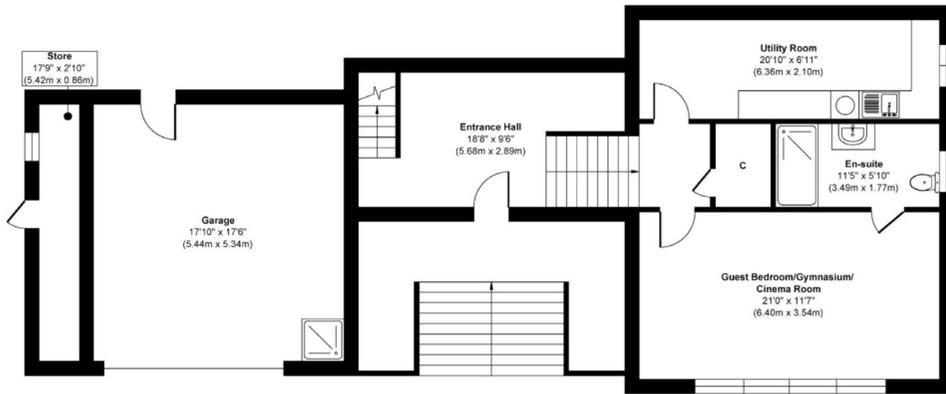
Crafted with fine materials, the house boasts oak staircases with floating spines and frameless glass balustrades, oak internal doors, aluminium-framed glazing in jet black and white, and designer lighting by Eicholtz and Tom Dixon. 24 strategically placed Velux roof lights maximise natural daylight throughout the upper levels.

Technology is seamlessly integrated, with Lightwave smart lighting, Nu Heat underfloor heating, Hikvision intercom and CCTV, Nuki smart entry, and CAT 6 cabling with WiFi boosters throughout. A 5.4kW PV solar panel system supports sustainable living, with options for EV integration. The home is also fitted with a Hormann remote garage door and electric front gates.

Externally, the grounds have been thoughtfully designed for low-maintenance living, the gardens are perfectly suited to modern lifestyles, allowing more time for relaxation and entertaining. The private courtyard garden provides a tranquil retreat, while the sun terrace offers seclusion and west-facing evening light. Secure boundaries and electric gates ensure privacy, while ample driveway parking complements the integral garage.

This is an exceptional modern home in an address that rarely comes to market – a unique opportunity to live in style moments from the sea.

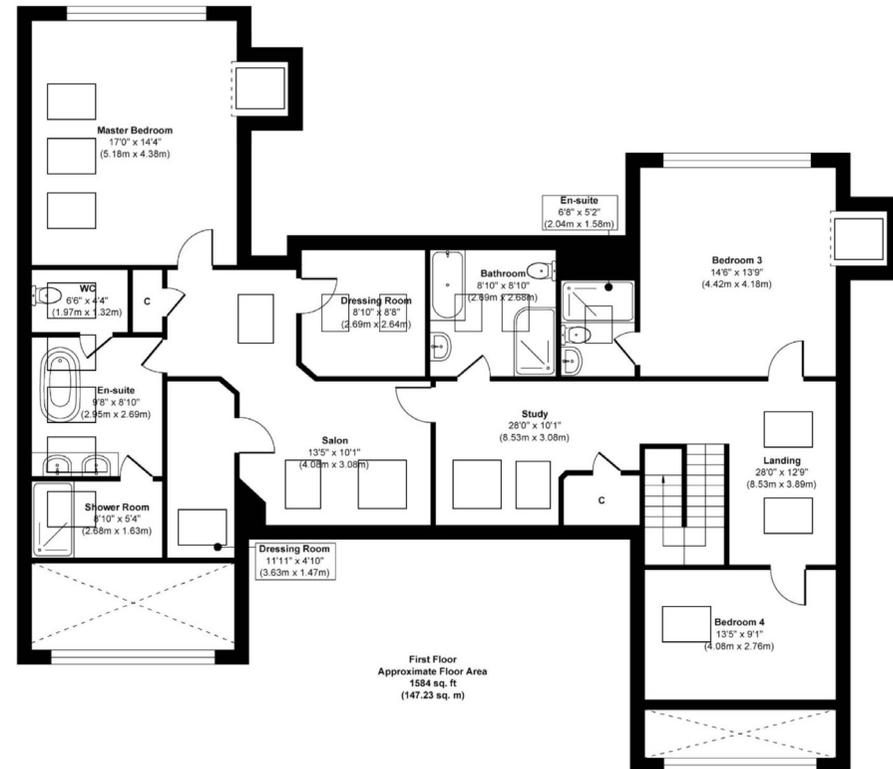
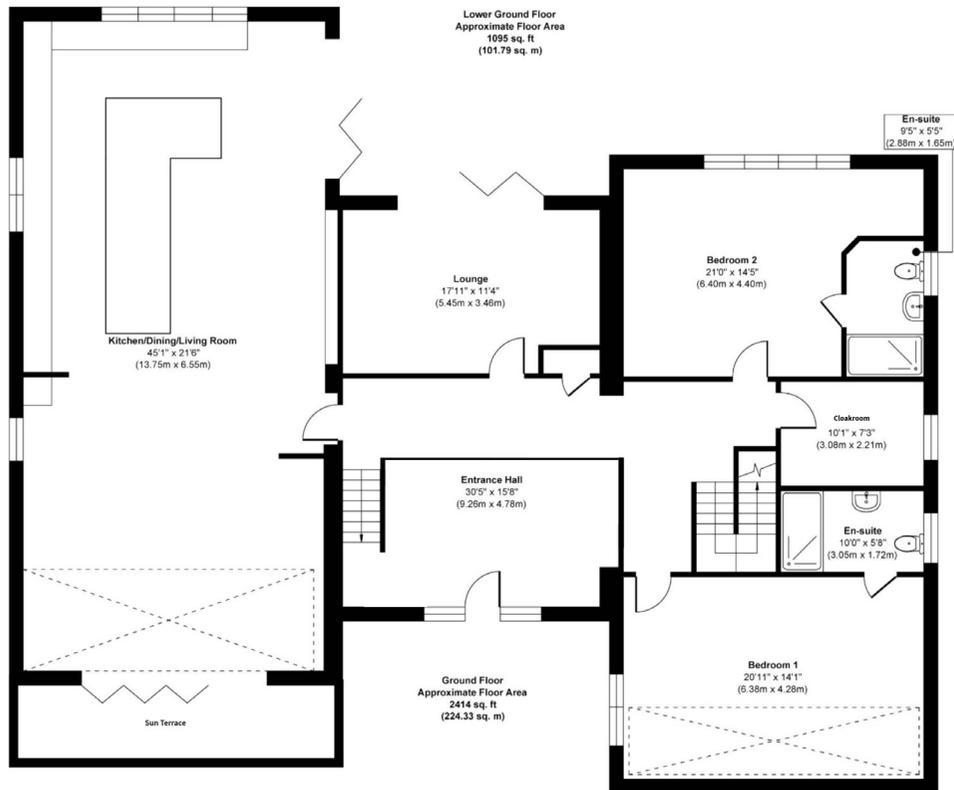




Services:
All mains services connected; underfloor heating; two Viessman boiler systems; PV solar panels with EV provision.

Council Tax:
Band G (approx. £3,571 per annum)

EPC:
TBC



Approx. Gross Internal Floor Area 5093 sq. ft / 473.35 sq. m (Including garage)
Approx. Gross Internal Floor Area 4713 sq. ft / 437.99 sq. m (Excluding garage)

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



The Location

Langland is one of Swansea's most prestigious coastal addresses, famed for its sandy beach, iconic green beach huts, and family-friendly surf. The property is just 0.2 miles from Langland Bay itself, perfect for morning swims, paddleboarding, or an afternoon at the beach cafés.

The vibrant village of Mumbles is less than a mile away, offering boutique shops, galleries, independent eateries, and a lively social scene.

For leisure, Langland Bay Golf Club sits just above the property, while the Gower Coast Path and beaches such as Caswell and Rotherslade are close at hand. Families benefit from excellent school catchments, including Newton Primary and Bishopston Comprehensive.

Swansea city centre is only 5 miles away, providing major retail and cultural facilities, while the M4 motorway (J47) can be reached within 20 minutes, offering swift access east to Cardiff and west towards Pembrokeshire. Singleton Hospital and Swansea University are both within 4 miles, making this an ideal setting for professionals and families alike.





THE
GREENROOM
ESTATE AGENCY

Telephone
01792 986099

Address
29-30 Dunns Lane
Mumbles
SA3 4AA

E-mail and Web
info@thegreenroomhomes.com
www.thegreenroomhomes.com