



24 Langland Court Road, Langland, Swansea, SA3 4TB

Offers Over £795,000

- DEVELOPMENT OPPORTUNITY
- OR FULL PLANNING PERMISSION GRANTED RELATING TO NEW DWELLING
- PLANNING CONSENT FOR SUBSTANTIAL, CONTEMPORARY PROPERTY
- EXISTING TRADITIONAL PROPERTY WITH 4 BEDROOMS
- CLOSE TO LANGLAND BAY & GOLF CLUB
- SUBSTANTIAL PLOT MEASURING APPROXIMATELY 0.24 ACRES
- EXISTING PROPERTY COULD BE RENOVATED
- EXCELLENT SCHOOL CATCHMENT
- SOUGHT-AFTER RESIDENTIAL AREA

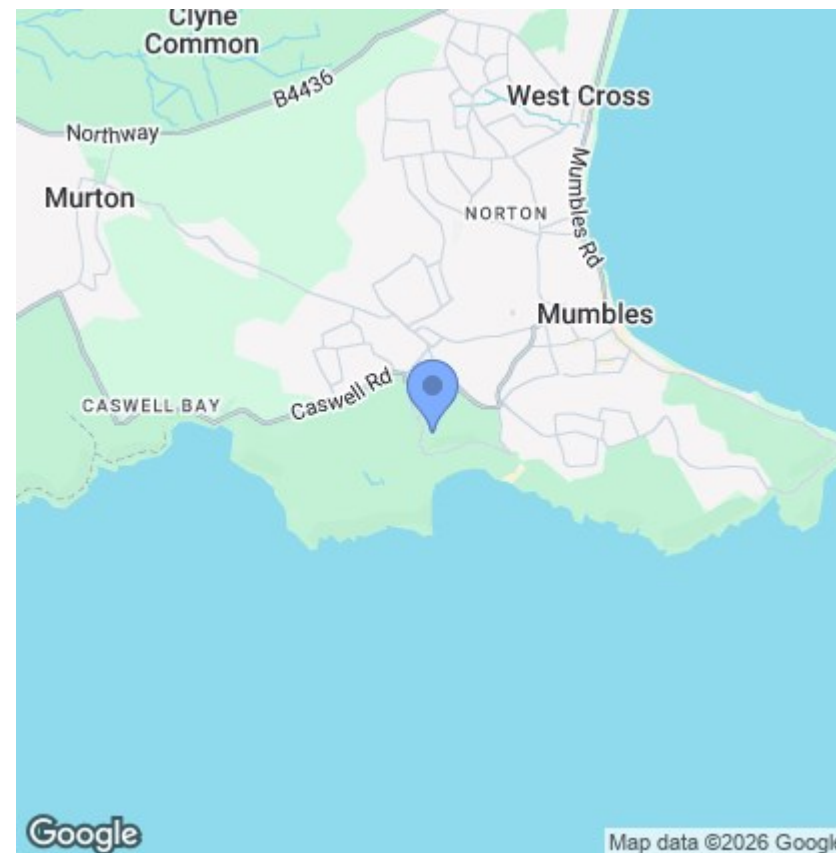


Description

An extremely rare opportunity to acquire a development opportunity on what is, unquestionably, one of Swansea West's most sought-after roads set in Llangland Bay, a stone's throw from the famous bay.

Comprising a substantial, current property worthy in its self, of renovation, full planning consent has been granted in relation to its demolition and replacement. The replacement property is of a unique, contemporary design and is also substantial with five double bedrooms, including a Master Suite.

Full details and drawings available on request. Planning application number: 2025/0703/FUL www.swansea.gov.uk/planning. Please note, images show CGIs of planned property and photograph of existing property. The plot has a depth of approx 36m (118ft) and width of approx 29m (95ft), narrowing to 21m (69ft).



Directions

Postcode for SATNAV: SA3 4TB. The property is located on your right-hand-side nearing the end of Llangland Court Road, just after the bend in the road. Alternatively, after taking a left turn onto Brynfield Road, take the second left and the property is found almost immediately, on your left-hand-side.

Viewings

Viewings by arrangement only.

Call 01792 653100 to make an appointment.