



AREA MAP

## FLOOR PLAN



230 Langdon Road

, Swansea, SA1 8RB

£330,000



## GENERAL INFORMATION

A modern three bedroom townhouse built to a high specification set in a cul de sac location in the popular area of SA1 Marina. The property is immaculately presented throughout and offers a spacious cloakroom and modern kitchen/ breakfast room to the ground floor (fitted appliances remaining include cooker, hob, microwave, dishwasher and full size fridge-freezer). The second floor has a lounge with juliet balcony, a bathroom and bedroom three, currently used as a study. The top floor provides a further two bedrooms, the master with en-suite. The property benefits from spacious external storage outhouse and two allocated parking bays. The property is designed to meet Code for Sustainable homes-level with Solar Panels. There is a low maintenance courtyard garden. The property is within a Virgin high speed internet/cable television area and is pre-wired for those services.

Service charge for communal areas £481 pa plus a Welsh Government charge of £450 pa  
Council Tax Band - F  
EPC RATING TBC

## FULL DESCRIPTION

### OUTHOUSE

6'7 x 8'4 (2.01m x 2.54m)  
Storage room housing Combi Boiler. Window to front. Shelving. Electric points

### ENTRANCE

Via a paved walkway into:

### KITCHEN/ BREAKFAST ROOM

12'6 x 12'4 (3.81m x 3.76m)  
Range of cream wall, base units and drawers with marble worktop and upstand and newly tiled walls above. Integrated fridge/ freezer, dishwasher, stainless steel single oven and four ring gas hob with stainless steel over head extractor hood. Stainless steel one and a half bowl sink. Recess for eye-level microwave. Gas central heated radiator. Tiled floor. Double glazed window to the rear. Double glazed door leading to the rear garden.

### HALLWAY

Gas central heated radiator. Digital wall mounted heating control panel. Tiled floor. Doors to two storage cupboards. Door to Cloakroom. Stairs to first floor.



### CLOAKROOM

Wall mounted wash hand basin. Low-level WC. Radiator. Tiled flooring.

### STAIRS TO FIRST FLOOR

#### LANDING

Radiator. Doors to:

#### LOUNGE

14'9 x 12'7 (4.50m x 3.84m)  
Double glazed window and French door leading to a Juliet Balcony. Radiator. TV Point.

#### BATHROOM

White suite comprising W.C, wall mounted wash hand basin, bath with shower over and shower screen with full tiling. Tiled floor. Chrome heated towel rail. Ceiling spotlights.

#### BEDROOM THREE

12'5 x 7'2 (3.78m x 2.18m)  
Currently used as an office. Radiator. Double glazed window to the rear.

#### STAIRS TO SECOND FLOOR LANDING

Access to the loft with pull down ladder, lighting and boarded. Air circulatory system.

#### BEDROOM TWO

12'7 x 12'5 (3.84m x 3.78m)  
Fitted Wardrobes. Two double glazed windows to the rear.

#### MASTER BEDROOM

14'9 x 12'7 (4.50m x 3.84m)  
Double glazed picture window to the front. Radiator. Fitted wardrobes and chest of drawers. Door into:

#### EN-SUITE

Comprising W.C, wall mounted wash hand basin with tiled splash back and large step in shower. Tiled floor. Chrome heated towel rail. Light with shaver point.

#### EXTERNAL

2 X parking spaces.

#### FREEHOLD

Service charge for communal areas £481 pa plus a Welsh Government charge of £450 pa

#### COUNCIL TAX BAND F

#### UTILITIES

Electric - E.ON  
Gas - E.ON  
Water - Metered  
Broadband - VIRGIN  
You are advised to refer to Ofcom checker for mobile signal and coverage.

#### FURTHER INFORMATION

The property benefits from solar panels, the owner receives payment from the grid.

