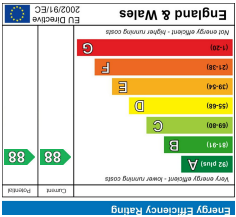


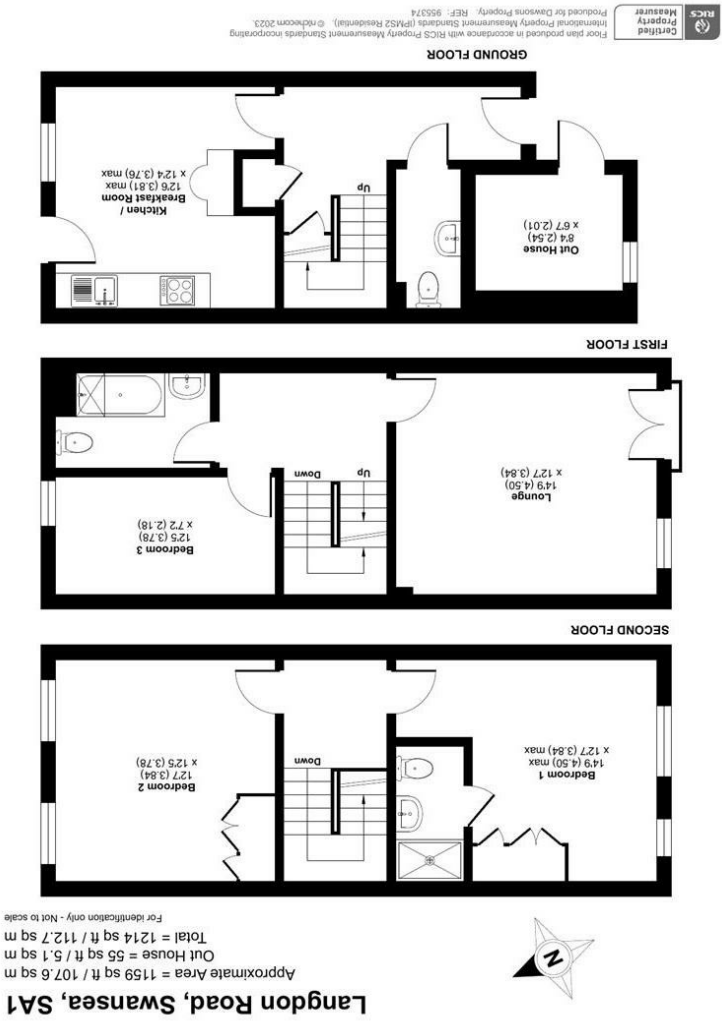
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



230 Langdon Road  
, Swansea, SA1 8RB  
£330,000

3 2 1 B



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

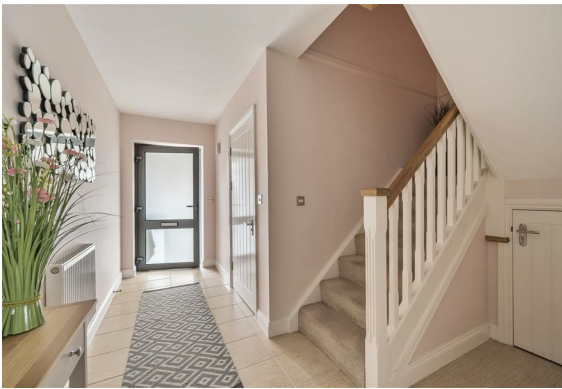
FULL DESCRIPTION

**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 - EON  
Gas - EON  
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.

