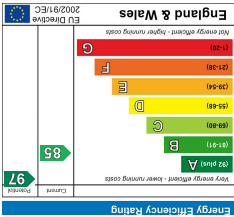


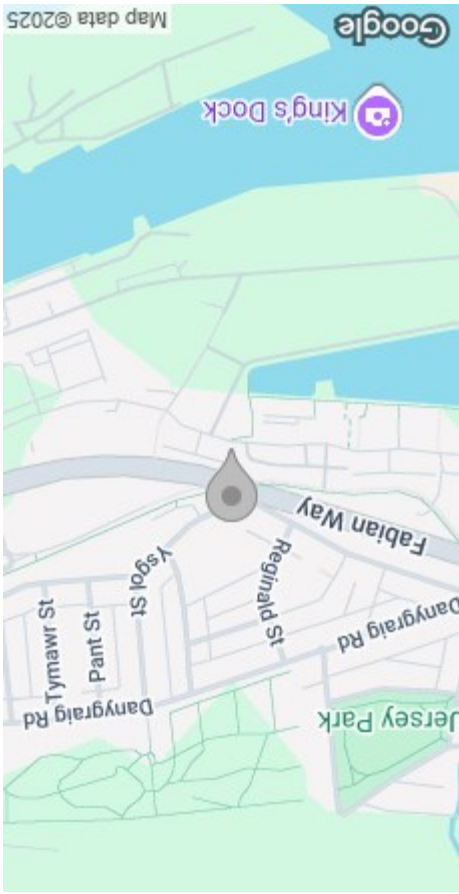


Unit A, Meridian Bay, Swansea, SA1 1PG  
T 01792 653100 E sa1sales@dawsonsproperty.co.uk  
W dawsonsproperty.co.uk

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



287 Langdon Road  
, Swansea, SA1 8RE  
Offers Around £239,950





GENERAL INFORMATION

Welcome to Langdon Road, Swansea - a charming location for this delightful three-bedroom mid link house. Situated in a sought-after area, this property offers not only a convenient location but also a warm and welcoming atmosphere that is perfect for anyone looking to make their first step onto the property ladder.

As you step inside, you'll be greeted by an open-plan layout that seamlessly combines the kitchen and lounge - making it an ideal space for both relaxing and entertaining. To the first floor you will find two bedrooms and family bathroom, the second floor is home to the master bedroom. This property offers plenty of space for a growing family or those in need of a home office.

Other benefits to this property are no on going chain and parking, ensuring that you'll never have to worry about finding a spot for your car after a long day. Whether you're a first-time buyer or looking for a new place to call home, this house on Langdon Road is sure to tick all the boxes.

Don't miss out on the opportunity to own a piece of this vibrant community - schedule a viewing today and see for yourself the potential that this lovely house has to offer.

FULL DESCRIPTION

ENTRANCE

Via door into;

HALLWAY

Wood effect laminate flooring. Radiator. Stairs the first floor. Door into;

OPEN PLAN KITCHEN/DINER/LOUNGE

22'0" x 12'1" (6.72 x 3.69)

LOUNGE

Double glazed French doors to rear courtyard garden. Two radiators.

KITCHEN

Range of wall, base and drawer units with complimentary work top above. Four ring gas hob with extractor fan over. Single oven. Integrated washer/dryer and fridge freezer. Window to front.



CLOAKROOM

White suite comprising low level W.C and wash handbasin. Radiator

FIRST FLOOR LANDING

Radiator. Stairs to 2nd floor.

BEDROOM TWO

12'1" x 7'8" (3.70 x 2.35) Two double glazed windows to rear. Radiator.

BEDROOM THREE

7'8" x 12'0" max (2.36 x 3.68 max) Two double glazed windows to front. Radiator.

BATHROOM

White suite comprising low level WC, wash hand basin and bath with rainfall shower over. Vinyl wood effect flooring. Wall mounted mirror.

STAIRS TO SECOND FLOOR

MASTER BEDROOM

22'1" x 12'1" (6.75 x 3.7) Double glazed floor length windows to front and rear. Loft access. Radiator. Door to over stairs cupboard.

TENURE

Freehold. The vendor informs us that they pay £220 pa for the upkeep of the communal courtyard.

UTILITIES

Electric - Yes Gas - Yes Water - Metered Broadband - Yes Mobile - Yes You are advised to refer to Ofcom checker for mobile signal and coverage.

PARKING

To the rear.

EPC RATING B

COUNCIL TAX BAND E

