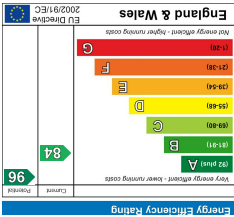




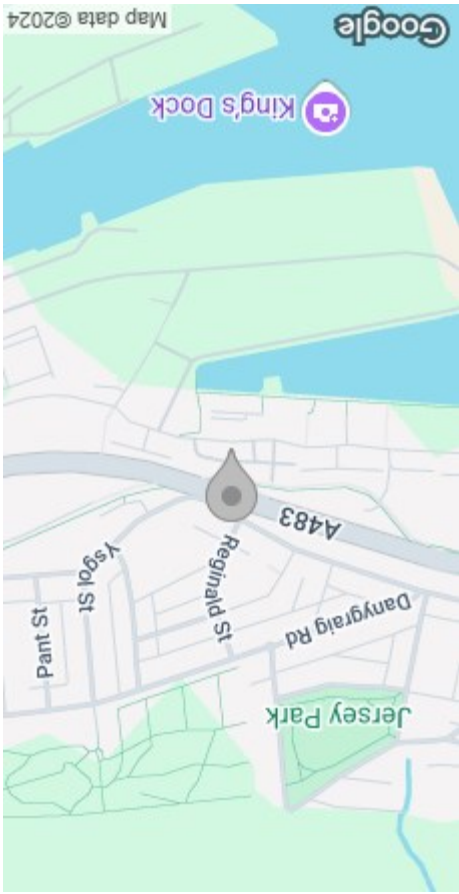
Unit A, Meridian Bay, Swansea, SA1 1PG  
T 01792 653100 E [sales@dawsonsproperty.co.uk](mailto:sales@dawsonsproperty.co.uk)  
[dawsonsproperty.co.uk](http://dawsonsproperty.co.uk)

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.

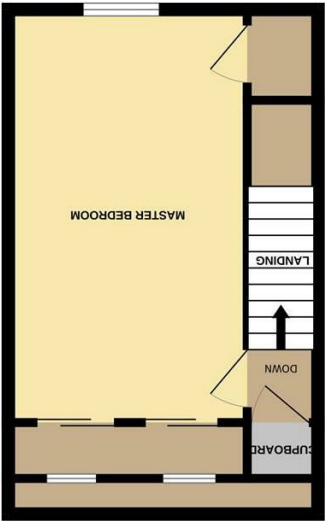
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operating or efficiency can be given.  
Made with Metropix ©2024



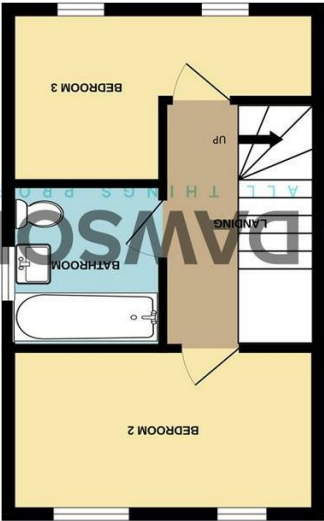
EPC



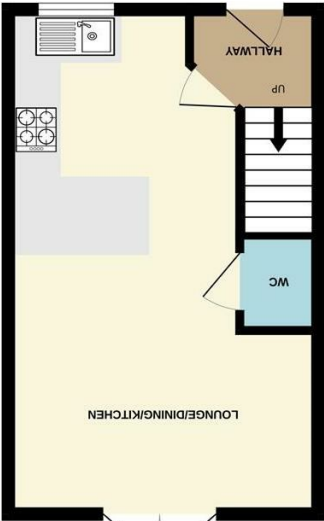
AREA MAP



2ND FLOOR



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



263 Langdon Road  
, Swansea, SA1 8RE  
£245,000





GENERAL INFORMATION

Welcome to Langdon Road, Swansea - a charming location for this delightful three-bedroom end of terrace 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 a spacious open-plan layout that seamlessly combines the living area, kitchen, and lounge - making it an ideal space for both relaxing and entertaining. With one reception room, bathroom and cloakroom plus three cosy bedrooms, this property offers plenty of space for a growing family or those in need of a home office.

One of the standout features of this property is the freehold 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 end terrace house has to offer.

FULL DESCRIPTION

ENTRANCE

Steps leading to front door.

HALLWAY

Storage unit. Radiator. Stairs to first floor. Door into

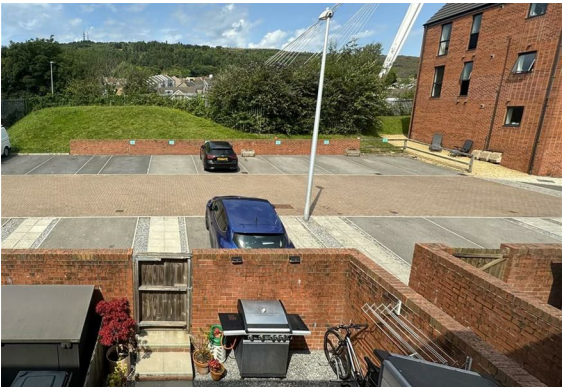
OPEN PLAN KITCHEN/LIVING ROOM

8'9" x 22'1" (2.68 x 6.75)  
Window to front. A range of wall, base and draw units with complimentary work surface over and matching breakfast bar. Integrated oven with four ring gas hob and extractor fan over. Sink with mixer tap. Space for fridge freezer. Wood flooring. French doors to rear. Door to cloakroom;

CLOAKROOM

Low level W.C Wash hand basin. Radiator. Ceiling spot lights.

STAIRS TO FIRST FLOOR



**BEDROOM TWO**  
12'1" x 7'6" (3.7 x 2.3)  
Window to rear. Radiator.

**BATHROOM**  
5'7" x 5'11" (1.72 x 1.82)  
Three piece white suite comprising bath with shower over. Pedestal wash hand basin set in vanity unit. Low level W.C Window to side. Heated towel rail.

**BEDROOM THREE**  
5'7" x 7'10" (1.71 x 2.39)  
Two windows to front. Radiator.

STAIRS TO TOP FLOOR

Door to cupboard. Door into;

**MASTER BEDROOM**  
8'9" x 16'6" (to wardrobe) (2.69 x 5.05 (to wardrobe))  
Window to front. Door to storage cupboard. Radiator. Fitted wardrobes. Two velux windows to rear.

EXTERNAL

Rear Courtyard with Patio sit out area. Shed. Gate to rear. Allocated parking.

UTILITIES

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

TENURE

Freehold.

COUNCIL TAX BAND E

FURTHER INFORMATION

Communal service charge paid via REMUS £243PA

