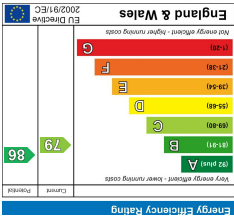
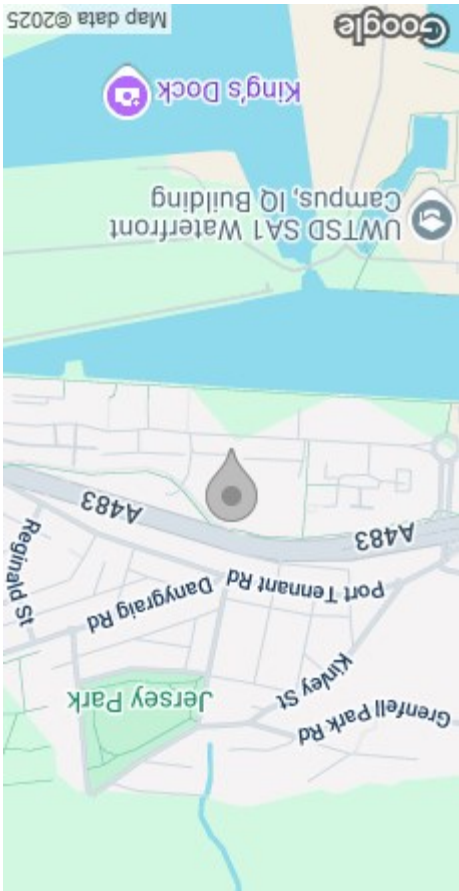


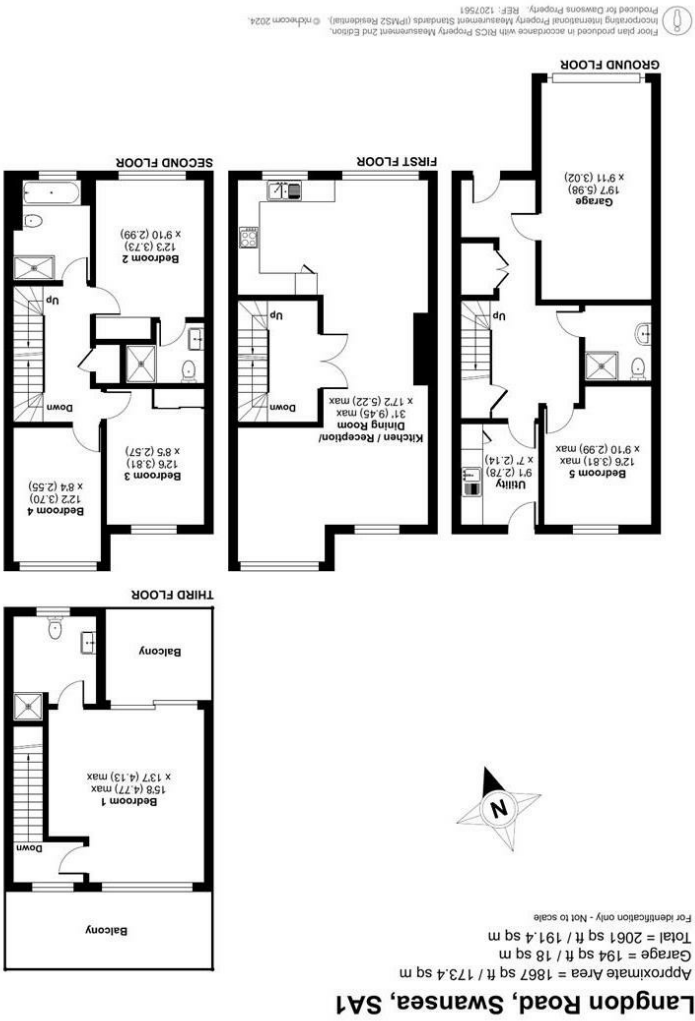
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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



167 Langdon Road
, Swansea, SA1 8RE
£420,000



GENERAL INFORMATION

Welcome to Langdon Road, Swansea - a charming location that could be the perfect setting for your new home! This mid-terrace house boasts not only 2 reception rooms but also 5 spacious bedrooms, providing ample space for all your needs. With 4 bathrooms, there will be no more waiting in line during the morning rush.

This townhouse offers a touch of luxury with a terrace that overlooks the picturesque Kings Dock, providing a serene spot to unwind after a long day. The added convenience of a garage and parking ensures that you'll never have to worry about finding a space again.

The property is being offered with no chain, making the process of making this house your home even smoother. Don't miss out on this fantastic opportunity to own a beautiful property in a sought-after location. Langdon Road is calling - will you answer?

Freehold
Management charge for up keep of roads and communal areas £250.00 pa
EPC - This property's current energy rating is C. It has the potential to be B.
Properties in England and Wales: the average energy rating is D the

FULL DESCRIPTION

HALLWAY
Alarm. GCH radiator. Tiled floor. Door to cupboard housing hot water tank. Under stairs cupboard. Stairs to first floor.

GARAGE
19'7" x 9'10" (5.98 x 3.02)
Door from Hallway into Garage.

BEDROOM FIVE
12'5" x 9'9" (3.81 x 2.99)
Double glazed window with water views. GCH radiator.

SHOWER ROOM
White suite comprising WC, pedestal wash hand basin and step in shower. Full tiled walls and floor. Wall mounted cabinet.

UTILITY ROOM
9'1" x 7'0" (2.78 x 2.14)
Wall and base units with complimentary worktop over. Space for washing machine and tumble dryer. Tiled floor. GCH radiator. Door leading to the rear of the property and Langdon Road.

STAIRS TO FIRST FLOOR LANDING
Stairs to second floor. Doors into;

OPEN PLAN LOUNGE/ DINER / KITCHEN
31'0" x 17'1" (9.45 x 5.22)

LOUNGE
Double glazed window and further floor length window with water views. GCH radiator. TV and telephone points.

DINER
Open plan to Lounge and Kitchen. Double glazed floor length window.



KITCHEN
A range of light grey wall, base and drawer units with complimentary worktop over. Stainless steel one and half bowl sink with drainer and mixer tap. Stainless steel oven. Four ring gas hob with stainless steel chimney hood extractor fan. Integrated fridge freezer and dishwasher. Wall mounted cupboard housing gas central heating boiler. Double glazed window to front .

STAIRS TO SECOND FLOOR
GCH radiator. Stairs to third floor.

BEDROOM TWO
12'2" x 9'9" (3.73 x 2.99)
Double glazed window to rear with water views . Built in double wardrobes. GCH radiator. Door to;

ENSUITE
White suite comprising WC, wash hand basin recessed into a vanity unit and step in shower. Full tiled walls. Tiled floor. Chrome heated towel rail. Wall mounted cupboard.

BATHROOM
White suite comprising WC, pedestal wash hand basin, bath and walk in shower. Chrome heated towel rail. Full tiled walls. Tiled floor. Wall mounted cabinet. Double glazed frosted window.

BEDROOM THREE
12'5" x 8'5" (3.81 x 2.57)
Double glazed window to front. GCH radiator. Fitted wardrobes with sliding doors.

BEDROOM FOUR
12'1" x 8'4" (3.70 x 2.55)
Double glazed floor length window to front. GCH radiator.

STAIRS TO THIRD FLOOR

MASTER BEDROOM
15'7" x 13'6" (4.77 x 4.13)
Two double glazed patio doors to the front and rear balconies with views to the across the water towards the sea and Mumbles Head and views to the rear across the mountains, door to:

ENSUITE
White suite comprising WC, wash hand basin recessed into a vanity unit and step in shower. Full tiled walls and floor. Shaver point. Chrome heated towel rail. Double glazed window.

EXTERNAL
Driveway to front. Small enclosed garden to rear. Visitor parking is also available.

FREEHOLD
Management charge for up keep of roads and communal areas £250.00 pa

COUNCIL TAX BAND G

UTILITIES
Electric - OVO
Gas - British Gas
Water - Metered
Broadband - currently not connected
You are advised to refer to Ofcom checker for mobile signal and coverage.

