



## 241 Langdon Road

Marina, Swansea, SA1 8RE

Asking Price £239,950



## FULL DESCRIPTION

### ENTRANCE

Steps leading to front door.

### HALLWAY

### OPEN PLAN KITCHEN/LIVING ROOM

12'0" max ( narrow to 8'9") x 22'2" (3.68 max ( narrow to 2.67) x 6.76)

### CLOAKROOM

### STAIRS TO FIRST FLOOR

### BEDROOM TWO

12'1" x 7'8" (3.7 x 2.36 )

### BATHROOM

6'0" x 5'5" (1.84 x 1.67 )

### BEDROOM THREE

12'1" x 7'9" max ( narrow to 5'6") (3.70 x 2.37 max ( narrow to 1.69))

### STAIRS TO TOP FLOOR

### MASTER BEDROOM

19'5" x 12'1" (narrow to 8'8") ( 5.93 x 3.69 (narrow to 2.65))

### PARKING

Allocated parking space

### UTILITIES

Electric- Yes

Gas- Yes

Water- Metered

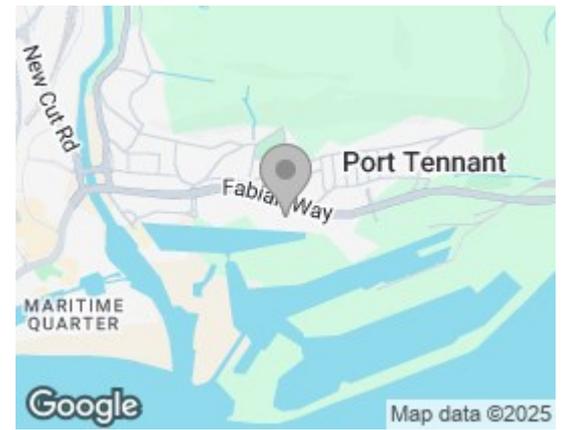
Broadband- Yes

You are advised to refer to Ofcom checker for mobile signal and coverage.

### EPC RATING B

### COUNCIL TAX BAND E

## AREA MAP

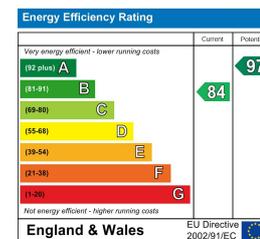


## FLOOR PLANS



These plans are for guidance only 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



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