

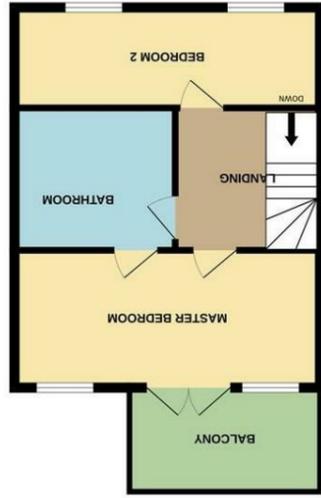
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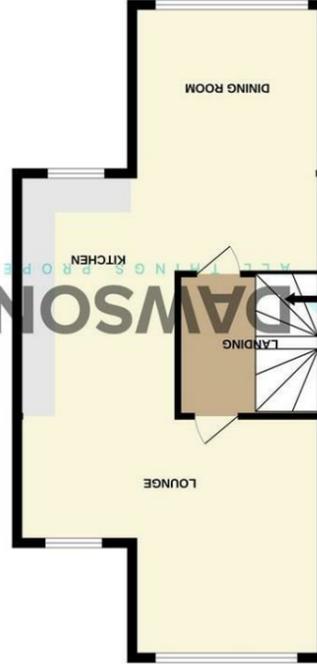
EPC



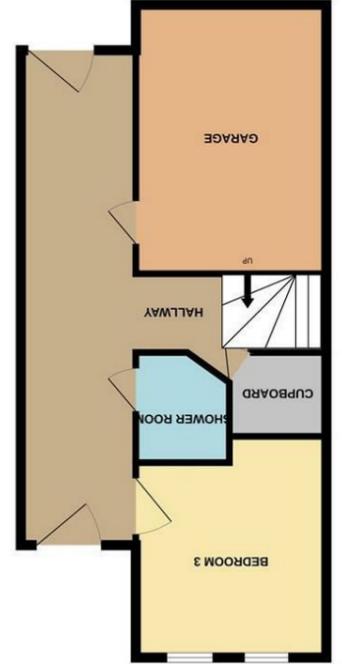
AREA MAP



2ND FLOOR

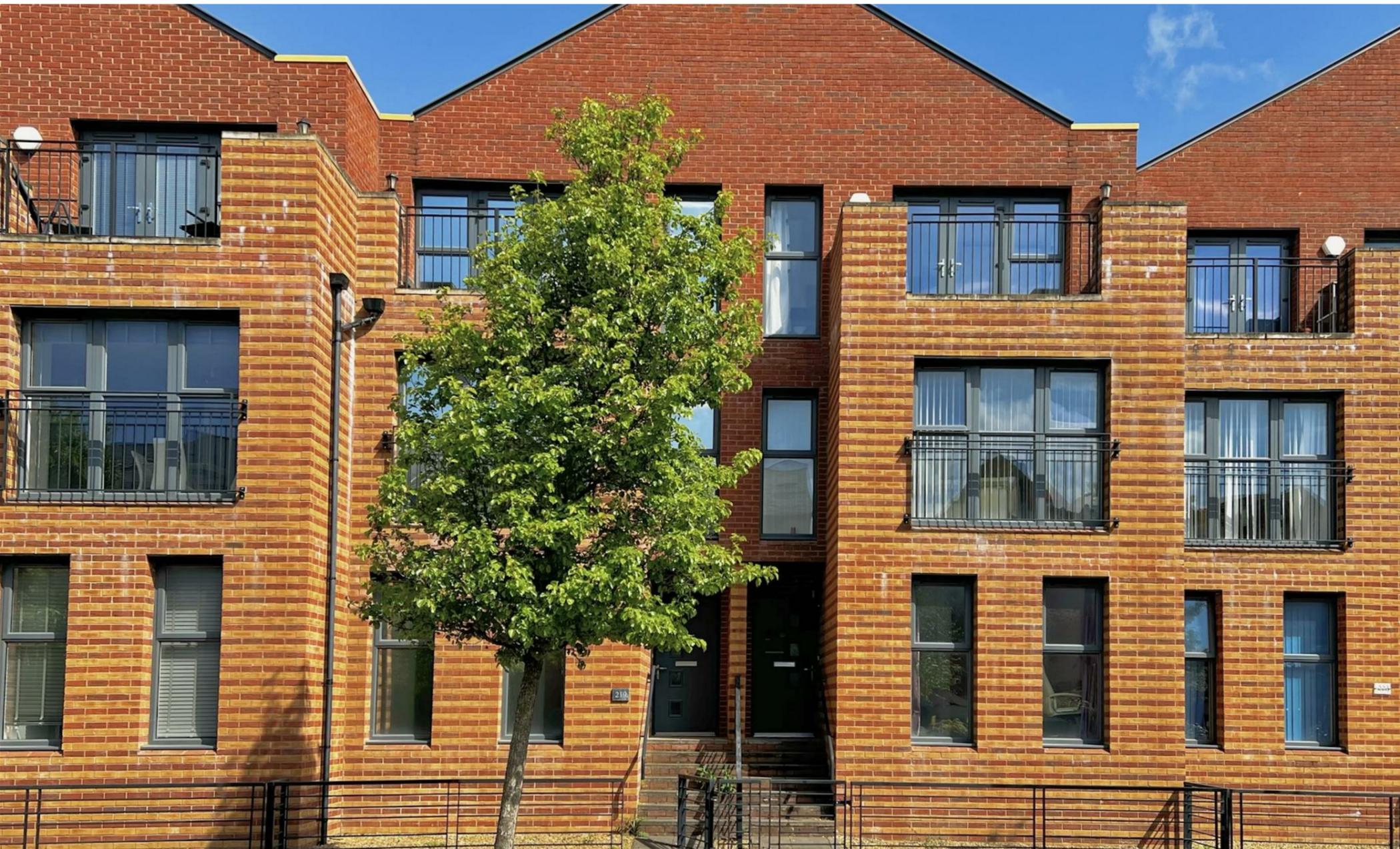


1ST FLOOR



GROUND FLOOR

FLOOR PLAN



221 Langdon Road  
 Marina, Swansea, SA1 8RE  
 Asking Price £349,950



## GENERAL INFORMATION

Welcome to Langdon Road, Swansea - a charming location for this delightful three-bedroom townhouse. This property boasts modern living with a spacious lounge, kitchen, and dining area, perfect for entertaining guests or relaxing with your family. With two bathrooms, there will be no more morning queues, ensuring a stress-free start to your day.

The inclusion of a garage provides convenient parking or extra storage space, a rare find in many properties. Additionally, the easy access to the motorway makes commuting a breeze, while local amenities are just a stone's throw away, offering convenience at your doorstep.

Whether you're looking for a new family home or a place to start your next chapter, this townhouse on Langdon Road offers comfort, style, and practicality. Don't miss the opportunity to make this property your own and enjoy the best of what Swansea has to offer.

Freehold  
Community Welsh Government charge of £60.00 per month  
Council Tax Band F  
EPC rating B

## FULL DESCRIPTION

### ENTRANCE

Steps to front door, driveway and paved area to rear.

### HALLWAY

Tiled floor. GCH radiator. Door to under stairs cupboard. Stairs to first floor. Door to garage with up and over door. Power and light.

### BEDROOM THREE

11'9" x 10'9" (3.6m x 3.3m)  
Two double glazed floor length windows to front. GCH radiator. TV and telephone points. Fitted wardrobes with sliding doors.

### SHOWER ROOM

White suite comprising WC, wall mounted wash basin and corner shower. Tiled floor. Chrome heated towel rail. Shaver point.

### FIRST FLOOR

#### LOUNGE

15'3" x 13'4" (4.66m x 4.07m)  
Double glazed floor length windows. TV point. GCH radiator



### KITCHEN

18'9" x 6'9" (5.74m x 2.08m)  
Range of cream gloss wall, base and drawer units with complimentary cooker. Stainless stainless one and half bowl sink with drainer and mixer tap. Double glazed window. Integrated dishwasher. Five ring gas hob with stainless steel splash back and chimney hood extractor fan. Integrated fridge freezer and washer drawer.

### DINING

20'2" x 9'10" (6.17m x 3.0m)  
Double glazed floor length windows. Two Velux windows. Two GCH radiators.

### SECOND FLOOR

Loft access.

### MASTER BEDROOM

15'2" x 9'11" (4.63m x 3.04m)  
Double glazed floor length windows and French door leading to the sit out terrace. TV and telephone points. GCH radiator. Fitted wardrobes with sliding mirrored doors. "Jack and Jill" door to:

### BATHROOM

Accessible from the master bedroom and landing. White suite comprising WC, wash hand basin recessed into a vanity unit. Bath with shower over and shower screen. Tiled floor. Full height tiling. Shaver point.

### BEDROOM TWO

13'5" x 7'1" (4.10m x 2.16m)  
Double glazed window rear. GCH radiator. Fitted wardrobes with sliding mirrored doors.

### EXTERNAL

To the front small garden with shrubs and steps to the entrance, to the rear a paved driveway with access to integral garage and house.

### COUNCIL TAX BAND F

### UTILITIES

Electric - EON  
Gas - EON  
Water - metered Welsh Water  
Broadband - Currently Vodafone  
You are advised to refer to Ofcom checker for mobile signal and coverage.

### FURTHER INFORMATION

Community Welsh Government charge of £65.79 per month for 1st of April 2026 (currently £60.00)

