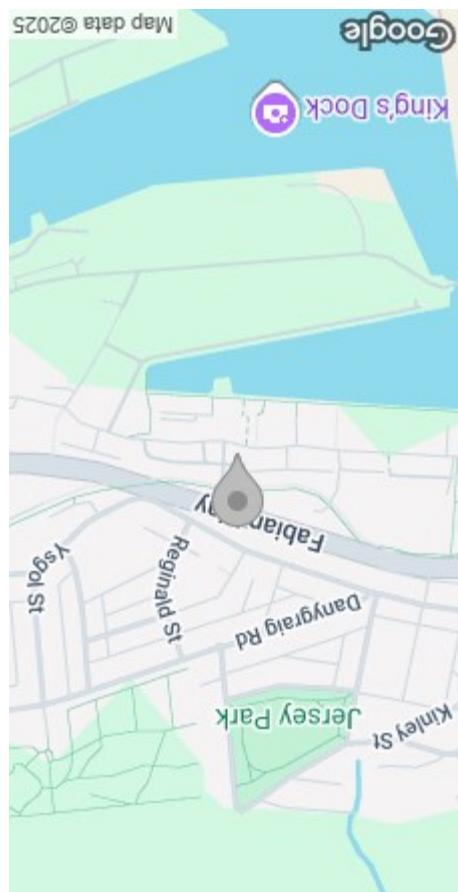




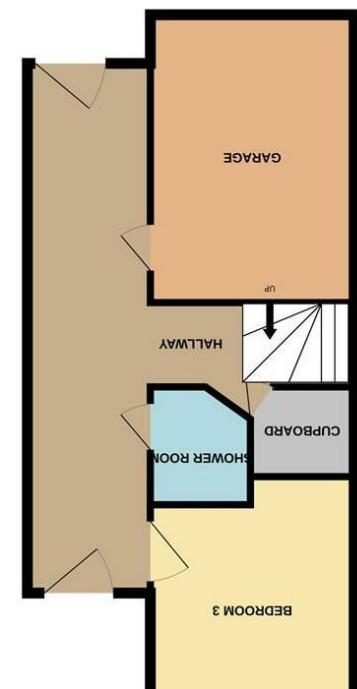
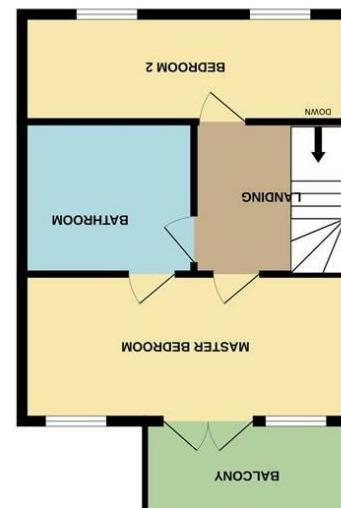
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

While every attempt has been made to ensure the accuracy of the information contained herein, measurements of doors, windows, rooms and any part of a property are approximate and no responsibility is taken for any inaccuracy. This plan is for illustrative purposes only and should be used as an aid to the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency and no guarantee is given.

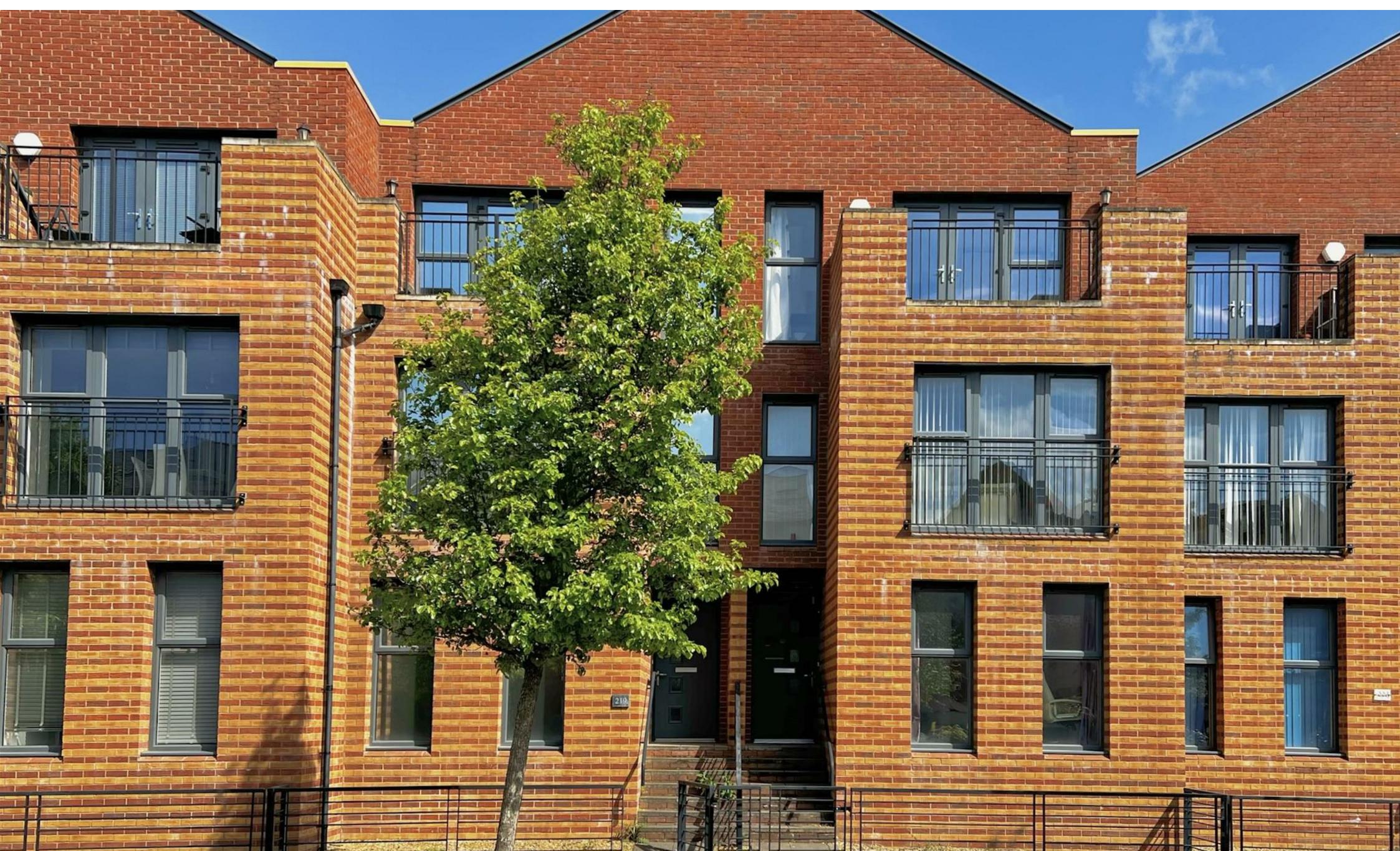
EPC



AREA MAP



FLOOR PLAN



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



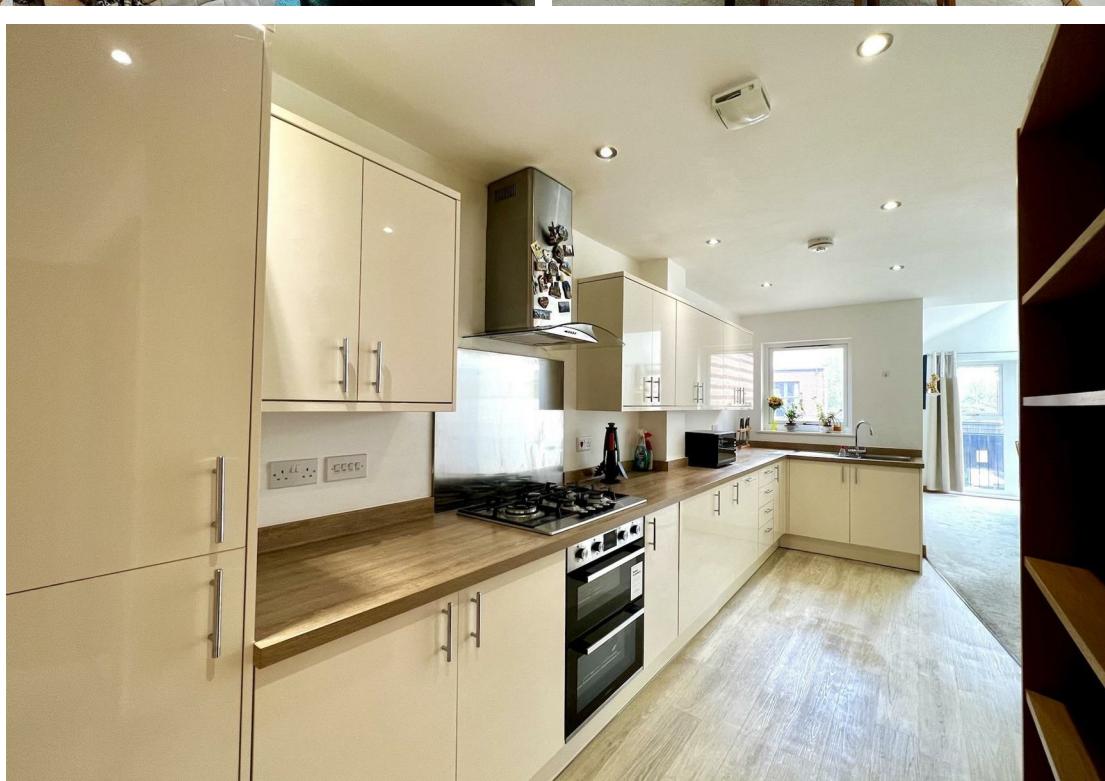
FULL DESCRIPTION

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 - E.ON
Gas - E.ON
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 £60.00 per month

