



Energy Efficiency Rating	Current	Minimum
A	92-100	81-100
B	81-91	69-80
C	69-80	55-68
D	55-68	39-54
E	39-54	21-38
F	21-38	1-20
G	1-20	1-20

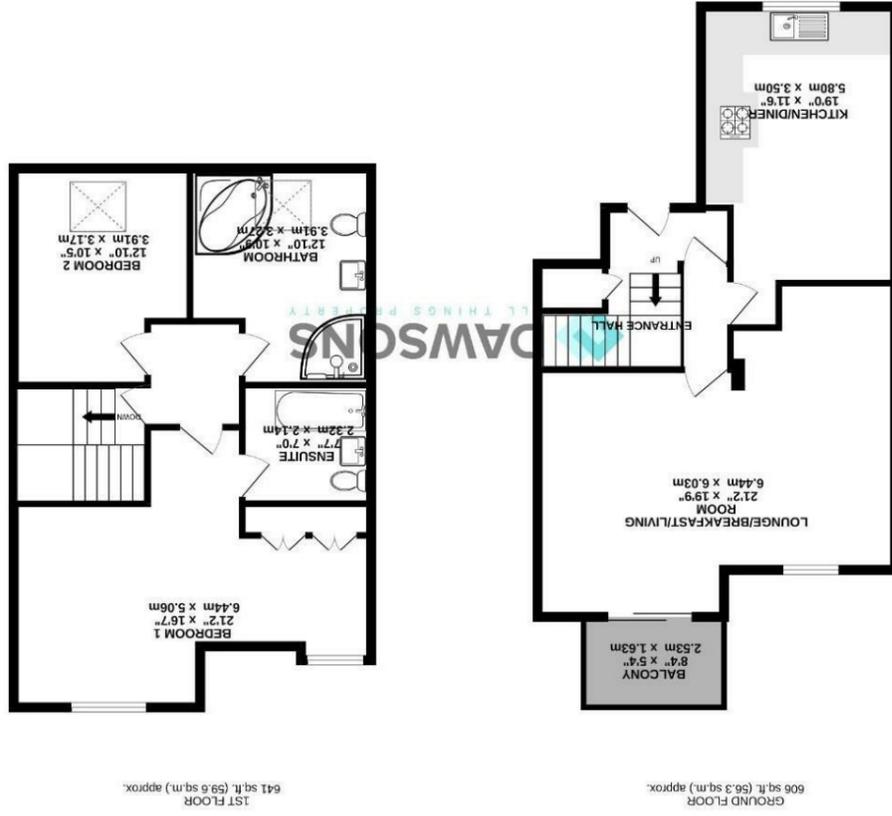
England & Wales  
 EPC (Energy Performance Certificate)  
 2022/91EC

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.

TOTAL FLOOR AREA - 1247 sq. ft. (115.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of areas, volumes and weights are approximate and should be used as a guide only. The purchaser is advised to verify the accuracy of the figures by independent means. The vendor, agents and estate agent shall not be held responsible for any errors or omissions in the above particulars.



AREA MAP



1ST FLOOR  
 641 sq. ft. (59.6 sq.m.) approx.

GROUND FLOOR  
 606 sq. ft. (56.3 sq.m.) approx.

FLOOR PLAN



11 Crawshay Court, Langland Bay Road  
 Langland, Swansea, SA3 4QZ  
 Asking Price £575,000



## GENERAL INFORMATION

Perched in an enviable top-floor position, this exceptional two-bedroom maisonette enjoys truly spectacular panoramic views stretching across Langland Bay and over the beautifully maintained greens of Langland Bay Golf Club to the front. Situated within the prestigious and highly sought-after area of Langland, the property offers an outstanding coastal lifestyle with the beach, scenic cliff walks and the ever-popular Langland's Brasserie quite literally on your doorstep.

The accommodation is thoughtfully arranged over two floors and briefly comprises an inviting entrance hallway leading into a well-appointed kitchen/breakfast room, perfect for relaxed mornings by the sea. The heart of the home is the generous open-plan lounge and dining area, bathed in natural light and designed to maximise the breathtaking views. Doors lead directly onto a private balcony, creating the ideal space for al fresco dining, evening sunsets and enjoying the fresh coastal breeze.

To the first floor are two well-proportioned bedrooms. The principal bedroom benefits from en-suite facilities, while the second bedroom is served by a stylish family bathroom, offering comfort and convenience for residents and guests alike.

Further enhancing the appeal, the property benefits from a secure gated entrance with intercom system, providing peace of mind, along with an allocated parking space.

The combination of its prime coastal setting, uninterrupted sea views and refined accommodation makes this an exceptional opportunity to acquire a home in one of the area's most desirable locations. A lifestyle of beaches, golf, fine dining and coastal walks awaits.



## FULL DESCRIPTION

**Entrance**

**Hallway**

**Kitchen / Breakfast Room**

**Lounge / Dining Room**

**Stairs To First Floor**

**Landing**

**Bedroom 1**

**Ensuite**

**Bedroom 2**

**Bathroom**

**Parking**

Allocated parking.



### Tenure

Leasehold.  
999 year lease with 963 years remaining.  
From 27/03/2012 to 24/06/2989  
Ground Rent: £100 per annum  
Service Charges: £850 per annum  
Insurance: £500 per annum

### Council Tax Band - G

### EPC - C

### Services

Mains gas, electric, water and drainage.  
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

