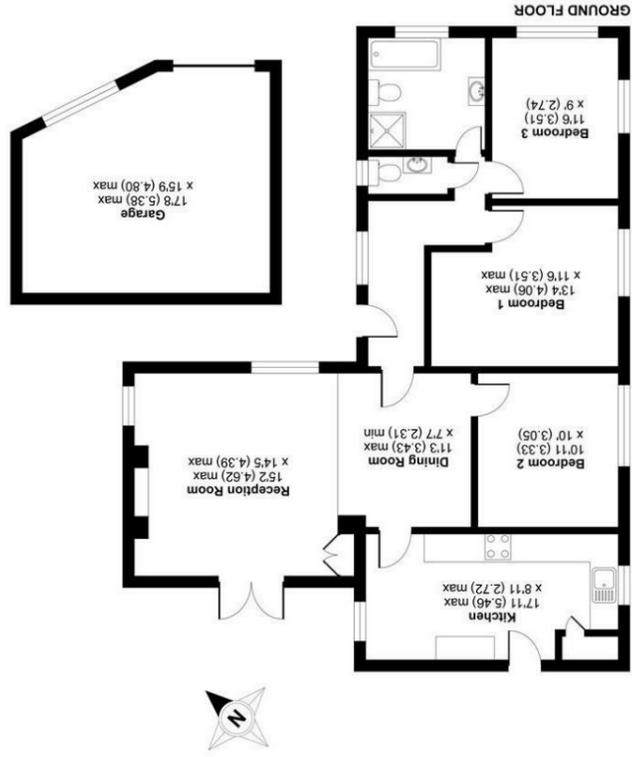


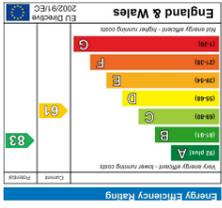
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RICS Property Measurement  
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) (Residential) © rickscm 2021  
 Produced for Dawson's Property, REF: 77058

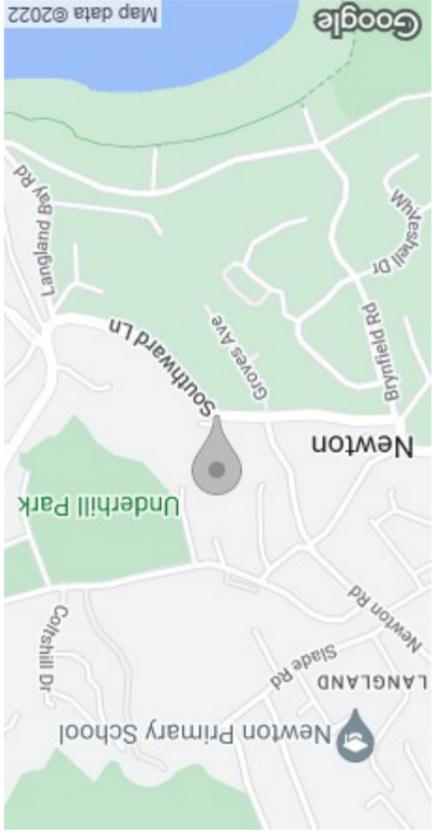


**Burrowdown, Southward Lane, Langland, Swansea, SA3**

**FLOOR PLAN**



**EPC**



**AREA MAP**



**Burrowdown Southward Lane**  
 Langland, Mumbles, Swansea, SA3 4QE  
**Offers Over £495,000**



## GENERAL INFORMATION

An opportunity to acquire a detached three bedroom bungalow accessed via a private lane and located in Langland on the fringes of the Gower Peninsula, set back off the road with an excellent degree of privacy. Situated on the prestigious Southward Lane in Langland and within easy reach of the award winning beaches at Langland and Caswell. This beautifully presented property offers versatile living as well as a feeling of being spacious, light and airy. The property briefly comprises, entrance hall, lounge open plan into dining room, fitted kitchen, cloakroom, three bedrooms and a family bathroom. Externally is level and enclosed low maintenance patio garden along with a single garage. Viewing is recommended. EPC D. Freehold. Council Tax Band - F.

## FULL DESCRIPTION

### Entrance

Enter via front door into:

### Hallway

Double glazed window to front. Wood effect flooring. Radiator. Alarm controls. Access to loft space. Coved ceiling with spotlights. Rooms off.

### Dining Room

11'3 x 7'7 (3.43m x 2.31m)

Space to accommodate large dining table. Radiator. Coved ceiling with spotlights. Door to kitchen and bedroom. Open plan and step down into:

### Lounge

15'2 x 14'5 (4.62m x 4.39m)

Double glazed windows to front and side providing an abundance of natural light. Double glazed French doors to garden connecting the outdoors and interior beautifully. A feature fireplace housing an electric fire is a charming focal point. Two radiators. Coved ceiling.



### Kitchen

17'11 x 8'11 (5.46m x 2.72m)

Two double glazed windows to front and rear, with double glazed door to side. Fitted with a range of wall and base units with complementary work surfaces over, incorporating bowl and a half sink and drainer unit with mixer tap. Integrated appliances include four ring gas hob with extractor hood over and electric oven below, fridge, freezer, dishwasher and washing machine. Tiled splash back. Built in cupboard housing gas combi boiler and utility meters. Coved ceiling with spotlights. Vinyl flooring.

### Bedroom One

13'4 x 11'6 (4.06m x 3.51m)

Double glazed window to rear. Radiator. Coved ceiling.

### Bedroom Two

10'11 x 10'0 (3.33m x 3.05m)

Double glazed window to rear. Radiator. Coved ceiling.

### Bedroom Three

11'6 x 9'0 (3.51m x 2.74m)

Two double glazed windows to side and rear. Radiator. Coved ceiling with spotlights.

### Bathroom

Double glazed window to side. Four piece suite comprising low level W.C, pedestal wash hand basin, panel bath with hand held shower attachment over and separate walk in shower cubicle. Radiator. Coved ceiling with spotlights. Wood effect flooring.

### Cloakroom

Double glazed frosted window to front. Two piece suite comprising low level W.C and pedestal wash hand basin.

### External

Benefitting from a well maintained wraparound garden, with lawned area to the front of the property housing a variety of mature shrubs. Leading around to a paved patio terrace offering the perfect spot to enjoy some al fresco dining. The remainder of the area is laid with decorative stones. Fully enclosed, enjoying a good degree of privacy. The oversized single garage is accessed via an up-and-over door and there is a window to provide natural light to the workshop/storage area.

### Tenure

Freehold.

