



## 3 Langland Court, Langland Court Road Langland, Swansea, SA3 4AZ

Asking Price £650,000

 4  3  2  B



## FULL DESCRIPTION

### Entrance Porch

### Living Room

17'9 x 15'10 max (5.41m x 4.83m max)

### Hallway

### Utility Room

5'10 x 5'7 (1.78m x 1.70m)

### WC

### Kitchen / Dining Room

17'9 x 14'3 (5.41m x 4.34m)

### Stairs To First Floor

### Landing

### Bedroom 2

17'9 x 14'6 max (5.41m x 4.42m max)

### Bedroom 3

17'9 x 9'8 max (5.41m x 2.95m max)

### Bathroom

### Stairs To Second Floor

### Landing

### Bedroom 1

17'9 x 14'7 max (5.41m x 4.45m max)

### Ensuite

### Bedroom 4

17'9 x 8'7 max (5.41m x 2.62m max)

### Ensuite

### Parking

Parking is available for 2 vehicles at this property via the driveway and secure parking area.

### Tenure

Freehold

### Council Tax Band

H

### EPC - B

### Services

Mains gas, electric, water & drainage. There is a water meter.

The current sellers broadband is currently Fibre via Vodafone. Please refer to the Ofcom checker for further coverage information.

Current owners are not aware of any issues or restrictions for mobile phone coverage. Please refer to Ofcom checker for further information.

## AREA MAP



## FLOOR PLANS

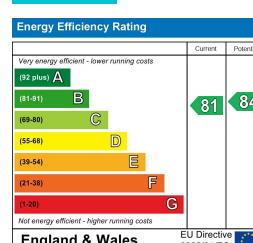
Langland Court Road, Langland, Swansea, SA3

Approximate Area = 1819 sq ft / 168.9 sq m

For identification only. Not to scale.



## EPC



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