



## 3 Langland Court, Langland Court Road

Langland, Swansea, SA3 4AZ

Asking Price £650,000



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

Servcies

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

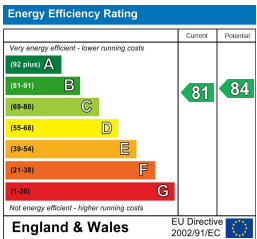


FLOOR PLANS

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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