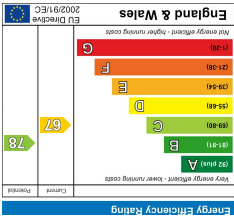
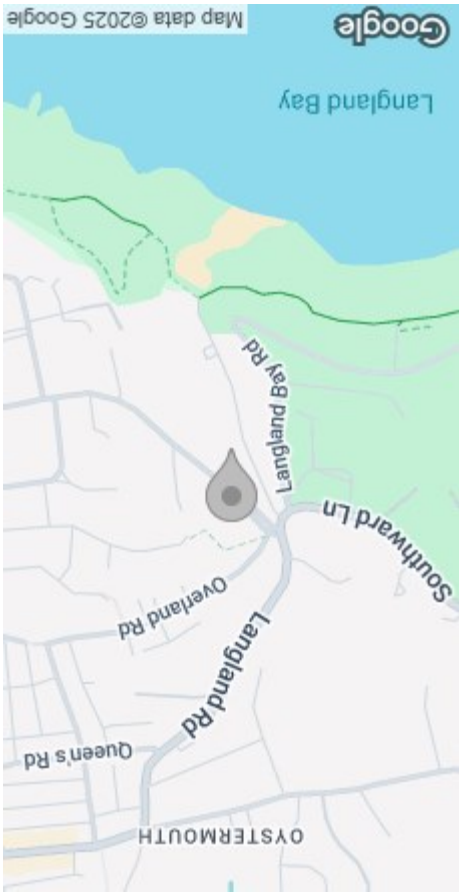


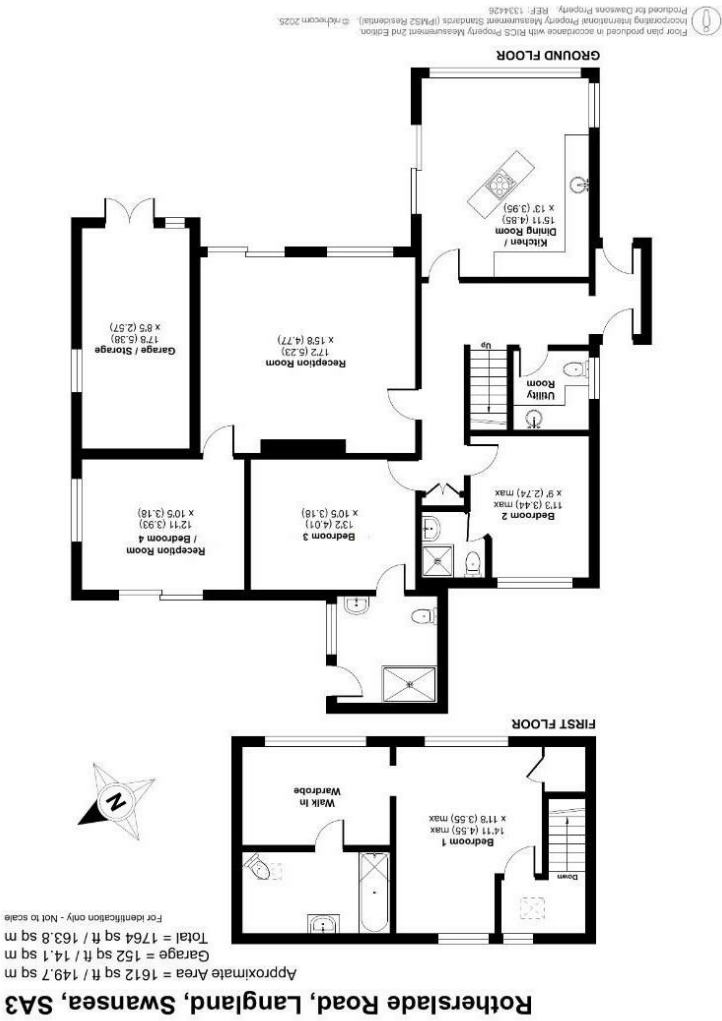
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.



EPC



AREA MAP



FLOOR PLAN



17 Rotherslade Road  
Langland, Swansea, SA3 4QW  
Asking Price £835,000

4 3 3 D



GENERAL INFORMATION

An opportunity to purchase a versatile four double bedroom, detached dormer bungalow. Situated moments from the renowned bays of Rotherslade and Langland, with their sandy beaches and cliff top walks. Also within walking distance to the seaside village of Mumbles which boasts a vast array of boutique shops, cafes, restaurants and bars. The property itself comprises: porch, hallway, utility room, kitchen, lounge and three bedrooms, two with en-suite facilities, to the ground floor. To the first floor is master bedroom suite with dressing room again benefitting from en-suite facilities. Externally the property benefits from driveway parking for several cars. A previous garage currently with patio door offers excellent storage space. To the front of the property is a south facing patio terrace enjoying sea views. To the rear is a further patio terrace with elevated garden housing a variety of mature, plants, shrubs and trees. Offered as a chain free sale.

FULL DESCRIPTION

Entrance Porch

Entrance Hall

Utility Room

Kitchen / Dining Room  
15'11 x 13' (4.85m x 3.96m)

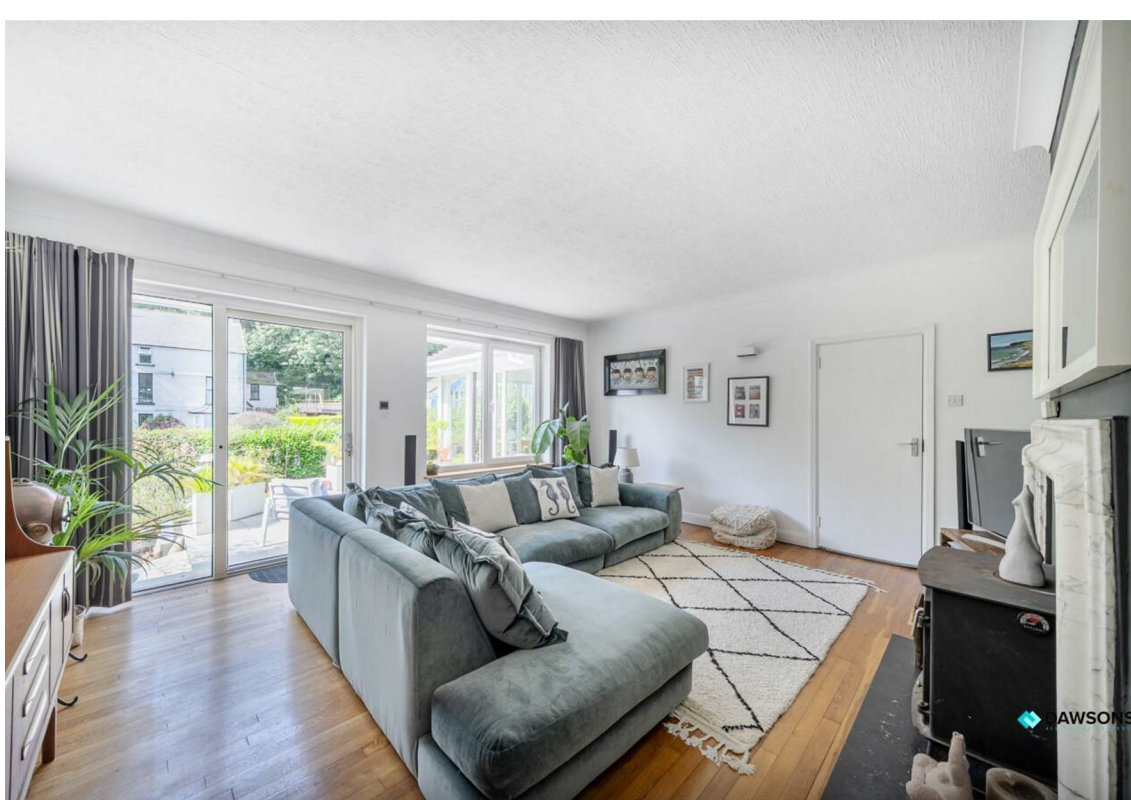
Reception Room  
17'2 x 15'8 (5.23m x 4.78m)

Bedroom 2  
11'3 max x 9' max (3.43m max x 2.74m max)

Ensuite

Bedroom 3  
13'2 x 10'5 (4.01m x 3.18m)

Ensuite



Reception Room / Bedroom 4  
12'11 x 10'5 (3.94m x 3.18m)

Stairs To First Floor

Landing

Bedroom 1  
14'11 max x 11'8 max (4.55m max x 3.56m max)

Walk In Wardrobe

Ensuite

Parking  
Driveway parking is available for up to several vehicles.

Garage / Storage  
17'9 x 8'5 (5.41m x 2.57m)

Tenure  
Freehold

Council Tax Band  
H

EPC - D

Services  
Mains gas, electric, water & drainage. There is a water meter. The current sellers broadband is currently with 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.

