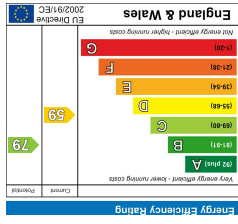
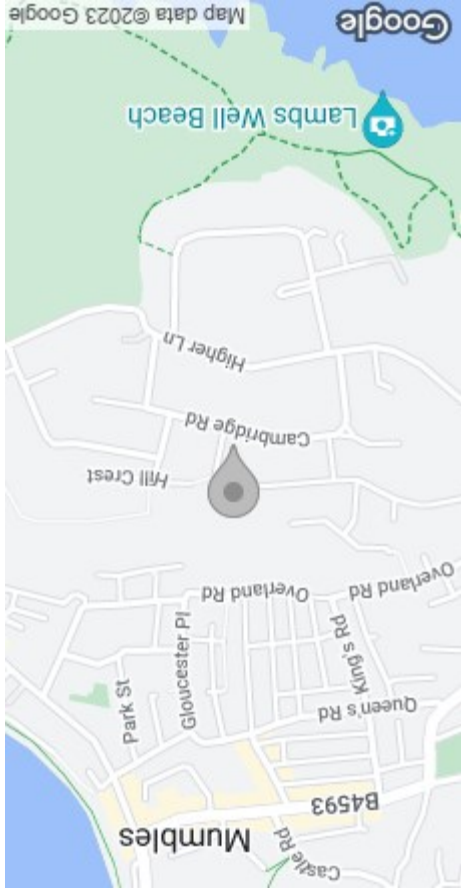




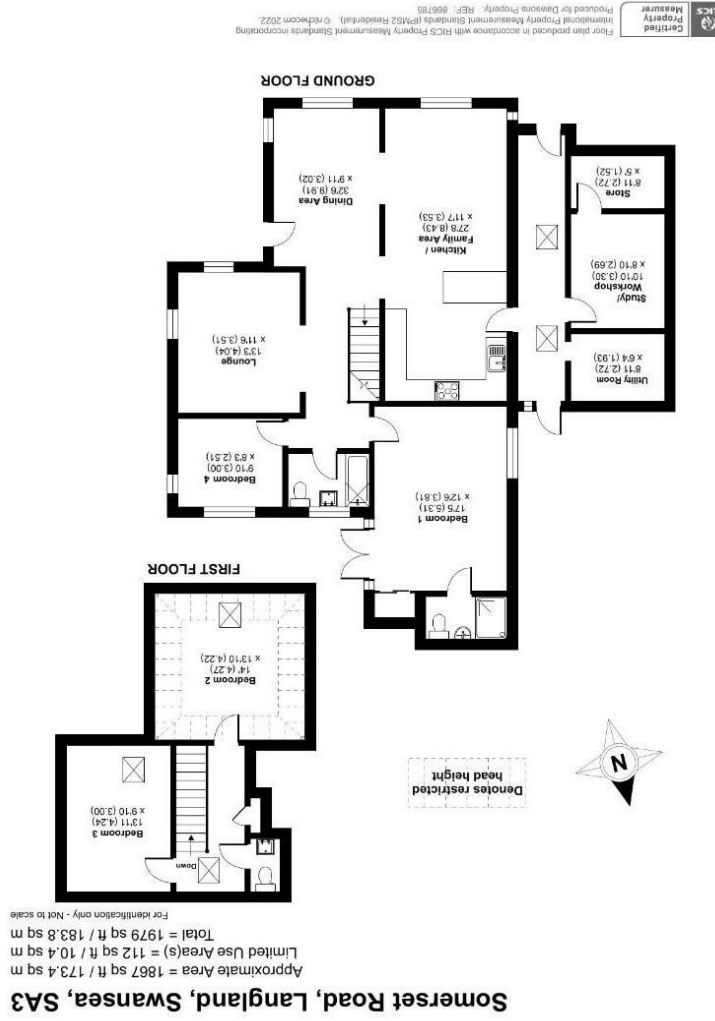
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EPC



AREA MAP



FLOOR PLAN



20 Somerset Road  
 Langland, Swansea, SA3 4PG  
 Asking Price £650,000





## GENERAL INFORMATION

We are delighted to offer for sale this detached dormer bungalow located on a corner plot in the highly desirable area of Langland boasting some sea views from the elevated front aspect. Nearby to the cliff top walks giving access to the local award winning beaches, also within easy reach of the bustling seaside village of Mumbles. The accommodation itself briefly comprises: open plan dining area into lounge into kitchen, utility room, study, sitting room, family bathroom and two bedrooms with the master bedroom benefitting from en-suite facilities. To the first floor are two bedrooms and a W.C. Externally to the front is driveway parking with lawned gardens to front, side and rear, along with patio seating area. Viewing is highly recommended to appreciate the location and standard of versatile accommodation on offer. EPC - D. Freehold. Council Tax Band - F.

## FULL DESCRIPTION

### Entrance

Enter via front door into:

### Dining Area

32'6 x 9'11 (9.91m x 3.02m)

Double glazed windows to front and side with white shutters, providing plenty of natural light. Space to accommodate large dining table. Stairs to first floor with under stairs storage cupboard. Radiator. Wood effect flooring. Spotlights to ceiling. Open into:

### Kitchen/Family Area

27'8 x 11'7 (8.43m x 3.53m)

### Family Area

Double glazed windows to front and side with white shutters. A feature multi fuel burner with wooden mantle and slate hearth is a charming focal point and adds character to the room. Radiator. Wood effect flooring continued from dining area. Spotlights to ceiling. Open to:

### Kitchen

Double glazed window 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 five ring gas hob with extractor over, eye level electric oven and microwave, fridge/freezer and dishwasher. A co-ordinating breakfast bar with storage below and seating provides an organic divide between the kitchen and family area. Wood effect flooring continued from family area. Folding door to:

### Rear Hallway

Double glazed doors to side and rear. Two skylights. Tiled flooring. Rooms off.



### Study/Workshop

10'10 x 8'10 (3.30m x 2.69m)

Door to storage room. Radiator. Spotlights to ceiling. Tiled flooring.

### Utility Area

Space and plumbing for washing machine and tumble dryer. Radiator. Tiled flooring. Spotlights to ceiling.

### Lounge

13'3 x 11'6 (4.04m x 3.51m)

Double glazed windows to front and side with white shutters. Contemporary vertical radiator. Wood effect flooring. Spotlights to ceiling.

### Bedroom One

17'5 x 12'6 (5.31m x 3.81m)

Double glazed window to side. Double glazed French doors lead out to the rear connecting the garden and home beautifully. Contemporary vertical radiator. Door to:

### En-suite

Three piece suite comprising low level W.C., wash hand basin set over vanity unit and walk in shower cubicle housing mains shower. Wall mounted chrome towel heater. Fully tiled walls and flooring.

### Bathroom

Double glazed window to rear. Three piece suite comprising low level W.C., wash hand basin set over vanity unit and panel bath with mains shower over. Wall mounted towel heater. Spotlights to ceiling. Fully tiled walls and flooring.

### Bedroom Four

9'10 x 8'3 (3.00m x 2.51m)

Double glazed windows to rear and side. Built in cupboard with hanging space. Radiator.

### First Floor

#### Landing

Velux window to rear. Built in cupboard housing gas central boiler. Spotlights to ceiling. Rooms off.

### Bedroom Two

14'0 x 13'0 (4.27m x 3.96m)

Velux window to front with sea views of Langland Bay. Built in cupboard. Radiator. Spotlights to ceiling.

### Bedroom Three

13'11 x 9'10 (4.24m x 3.00m)

Velux window to front with sea views. Built in storage cupboard. Storage into eaves. Radiator.

### W.C.

Two piece suite comprising low level W.C. and wash hand basin. Tiled flooring. Spotlights to ceiling.

### External

Driveway providing off road parking with a gravel pathway leading to the property entrance. A spacious wraparound garden encompasses the property. A paved patio terrace offers the perfect spot to entertain or to enjoy some al fresco dining, with the remainder of the well maintained garden laid to lawn housing a variety of mature shrubs and trees. Fully enclosed to all sides, enjoying a good degree of privacy.

