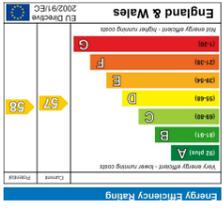
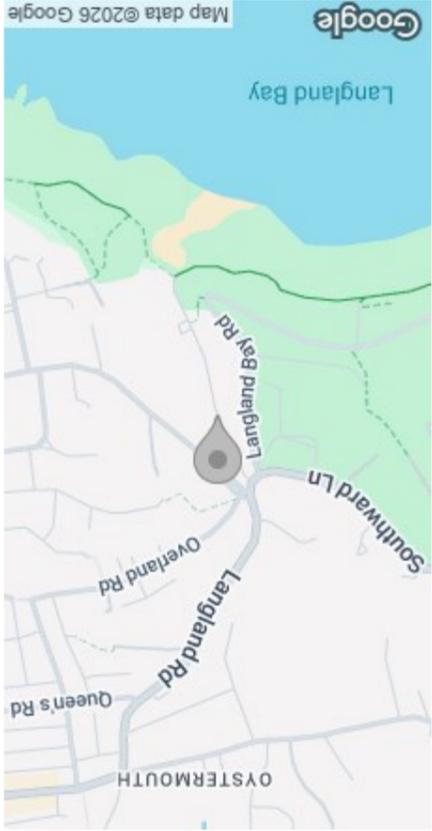


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



Rotherslade Road, Langland, Swansea, SA3
 Approximate Area = 1661 sq ft / 154.3 sq m
 For identification only - Not to scale

FLOOR PLAN



DAWSONS

1 Storr Rock House Rotherslade Road
 Langland, Swansea, SA3 4QN
Offers Over £600,000



GENERAL INFORMATION

Situated in the highly sought-after location of Rotherslade, this exceptional duplex apartment offers the perfect combination of coastal living and modern convenience. Within walking distance of Rotherslade Bay, a small yet picturesque cove on the south coast of the Gower Peninsula with a café is situated nearby, providing refreshment and a short distance of cliff-top walks, and the charming seaside village of Mumbles—renowned for its boutique shops, vibrant bars, acclaimed restaurants, and picturesque seafront promenade—this property provides a lifestyle like no other. The upper level of this beautifully designed home features a hallway leading to a spacious open-plan lounge, family area, and a contemporary kitchen complete with ample storage, quartz worktops, and high-quality integrated appliances with bay windows to front and a Juliet balcony to the side. From this living space you can access the decked seating area, a tranquil outdoor retreat with private gated side access to the front of the property. This floor also includes two generously sized double bedrooms both benefitting from bay windows allowing an abundance of natural light, a modern main shower room, a convenient WC, and an airing cupboard for additional storage. The lower floor self contained guest suite is accessed via an internal staircase or directly through the communal lift or stair and features a hallway, storage office space, a utility room fitted with units and quartz worktops, and a generously sized bedroom that can accommodate a sitting area with luxurious ensuite facilities. This duplex apartment is further enhanced by electric underfloor heating throughout, luxury vinyl tiled wood effect flooring, and two allocated parking spaces. Chain Free

FULL DESCRIPTION

Entrance Hall

Kitchen/Lounge

24'10 into bay x 21'9 (7.57m into bay x 6.63m)

Bedroom 1

13'9 x 13' into bay (4.19m x 3.96m into bay)

Bedroom 2

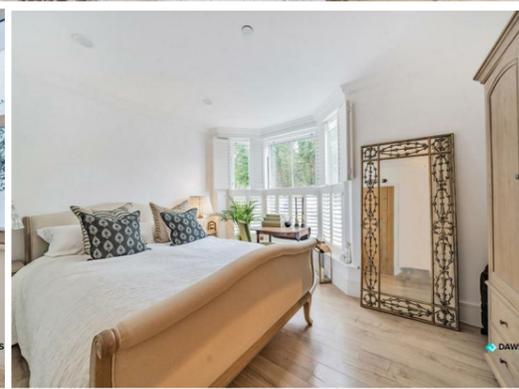
13'7 x 13' into bay (4.14m x 3.96m into bay)

WC

Bathroom

Stairs To Lower Ground Floor Guest Suite

Hallway



Storage /office space

Utility

8'9 x 7'11 (2.67m x 2.41m)

Bedroom 3

21'9 max x 16' max (6.63m max x 4.88m max)

Ensuite

Tenure

Leasehold-The Leasehold is currently held in Storr Rock Management company of which each owner has a share. 189 year Lease from 1st Oct 2020, Services charges payable £2,000.

Council Tax Band

E

Services

Mains electric,, water and drainage. Water Meter

The current owners have broadband connected via Sky at the property Please refer to Ofcom checker for further information and coverage.

The current sellers have advised there are no known issues with mobile coverage. Please refer to Ofcom checker for further information.

EV charging point for vehicle