

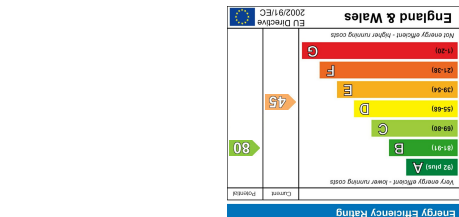
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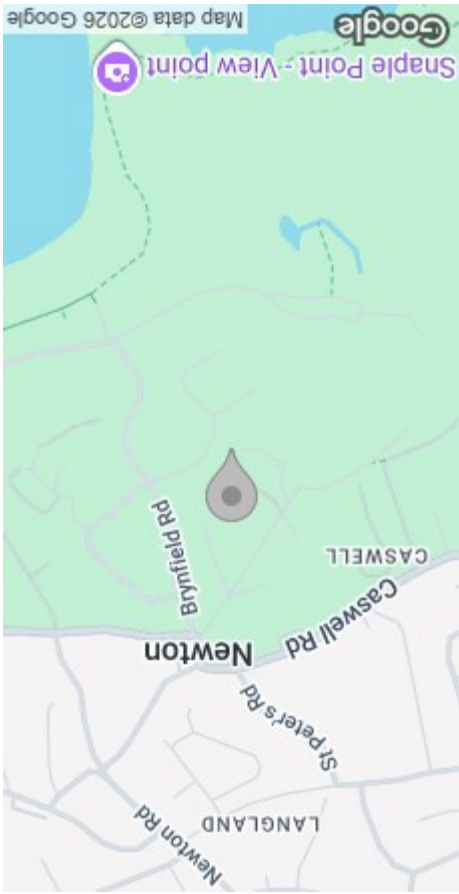
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FLOOR PLAN



EPC



AREA MAP



GENERAL INFORMATION

Situated in the highly sought-after coastal location of Whiteshell Drive, Langland, this traditional semi-detached home offers an exciting opportunity for buyers seeking a property with excellent potential to modernise and create a superb family residence. Ideally positioned within easy reach of Langland Bay, local amenities and well-regarded schools, the property enjoys generous accommodation set over two floors together with front and rear gardens, driveway parking and a detached single garage.

The ground floor briefly comprises an entrance hall, living room, dining room, fitted kitchen/breakfast room and a versatile additional reception room currently utilised as a bedroom/study. To the first floor are two well-proportioned bedrooms, a family bathroom and useful eaves storage areas.

Externally, the property benefits from gardens to both the front and rear, providing ample outdoor space for families, entertaining or further landscaping potential. A private driveway leads to the detached single garage, offering additional parking and storage.

With modernisation needed, this is a rare opportunity to acquire a property in one of Swansea's most desirable residential areas with scope to enhance and add value. Viewing is highly recommended to appreciate the location, potential and accommodation on offer.

FULL DESCRIPTION

Entrance Hall

Kitchen / Breakfast Room
16' x 8'4 (4.88m x 2.54m)

Living Room
16'10 x 12'1 (5.13m x 3.68m)

Dining Room
13'9 x 12'1 (4.19m x 3.68m)

Bedroom / Study
10'11 x 8'9 (3.33m x 2.67m)

Stairs To First Floor

Landing

Bedroom 1
13' 4 x 11'3 (3.96m 1.22m x 3.43m)



Bedroom 2
13'4 x 11'3 (4.06m x 3.43m)

Bathroom

Parking
Off road parking is available via the driveway and garage.

Tenure
Freehold

Council Tax Band
F

EPC - E

Services
Mains gas, electric, water and drainage. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

