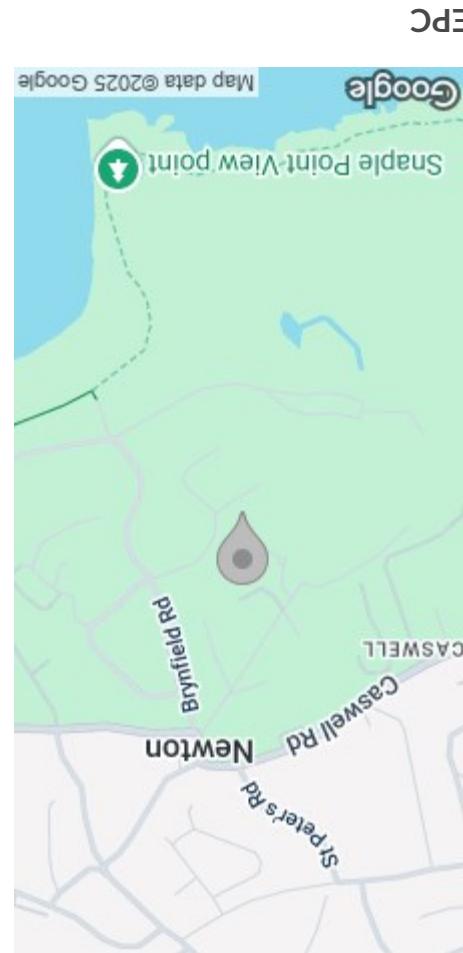


These particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of a contract. Intending purchasers should not rely on them as statements of fact, but must satisfy themselves as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP



FLOOR PLAN



DAWSONS

## GENERAL INFORMATION

Opportunity to Acquire a Three-Bedroom Semi-Detached Property with Stunning Sea Views and Golf Course Views

Nestled in a desirable cul-de-sac location, this charming three-bedroom semi-detached property offers an excellent opportunity to secure a family home in one of the most sought-after areas. Enjoy breathtaking views of the sea and Langland Golf Course, all within walking distance to the renowned Langland Beach.

Accommodation briefly comprises an entrance porch leading into a spacious hallway, two generously-sized reception rooms, a kitchen, and a convenient bedroom on the ground floor. Upstairs, you'll find two double bedrooms and a family bathroom.

Externally, the property features well-maintained gardens to both the front and rear, complemented by a long driveway leading to a detached garage, providing ample parking and storage space.

This home offers an ideal balance of tranquil surroundings and convenient access to local amenities, making it the perfect setting for modern family living. Internal viewing is highly recommended to fully appreciate the size, potential, and stunning views this property has to offer.

EPC - C



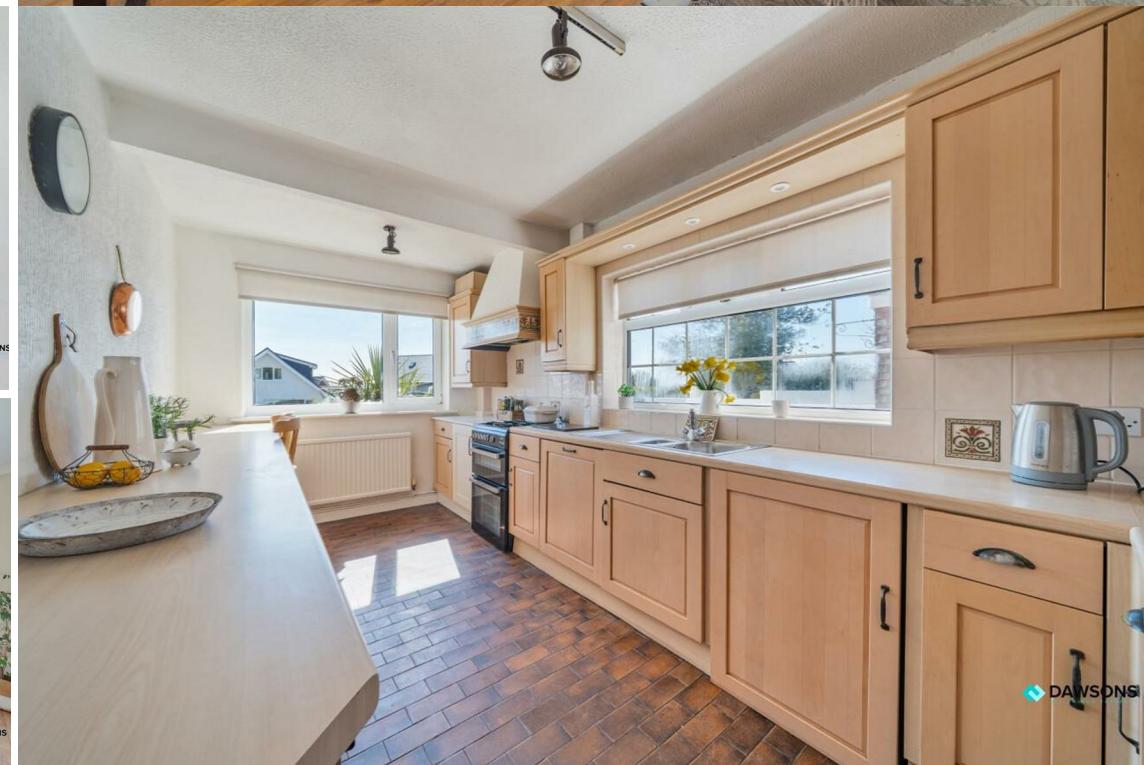
## FULL DESCRIPTION

### Entrance Porch



### Entrance Hall

**Kitchen**  
13'4 x 8'2 (4.06m x 2.49m)



**Lounge**  
17' x 12'4 (5.18m x 3.76m)



**Dining Room**  
14'2 max x 12'4 max (4.32m max x 3.76m max)

**Reception / Bedroom 3**  
11'6 x 9' (3.51m x 2.74m)

### Stairs To First Floor

### Landing



**Bedroom 1**  
14'4 x 11'5 (4.37m x 3.48m)

**Storage**  
9'7 x 8'9 (2.92m x 2.67m)

**Bedroom 2**  
12'8 x 11'3 (3.86m x 3.43m)

### Bathroom

**Garage**  
19'4 x 8'7 (5.89m x 2.62m)

**Tenure**  
Freehold

**Council Tax Band**  
F

**Services**  
Mains gas, electric water and drainage. There is broadband available at the property, the current sellers do not have it connected. 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.

