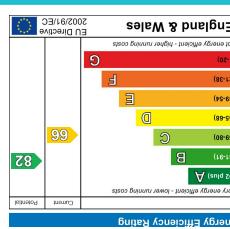
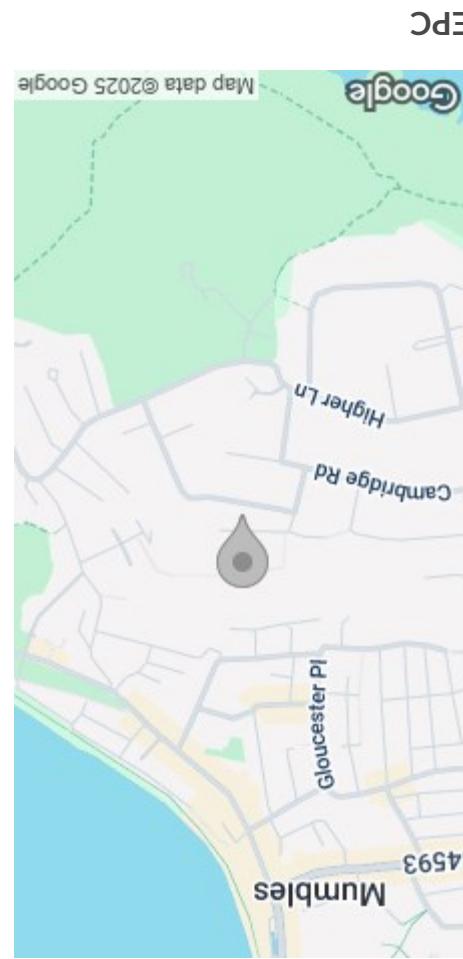




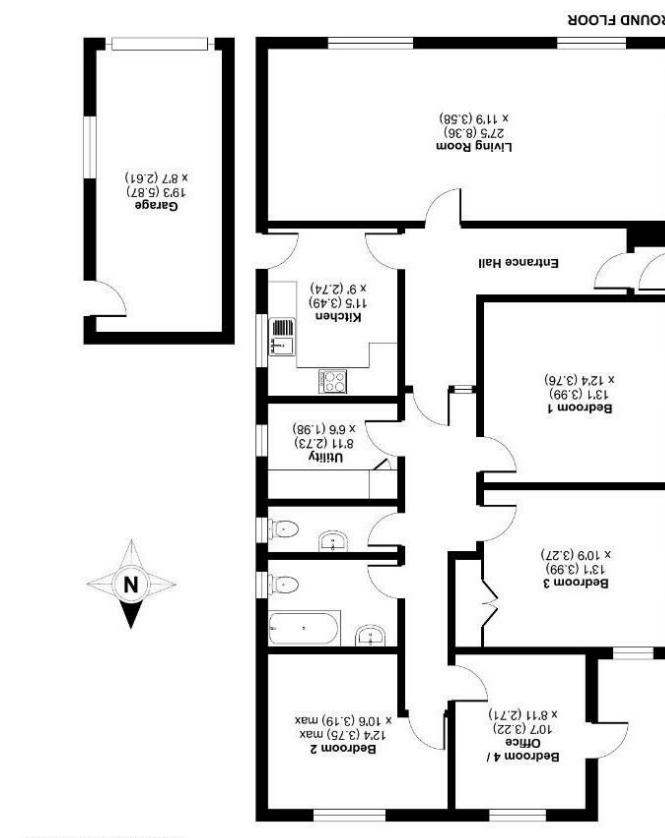
These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Produced by Dawson's Property Ref: 128609
Floor plan produced in accordance with RICS Property Measurement and Easier



AREA MAP



Worcester Drive, Langland, Swansea, SA3

FLOOR PLAN



9 Worcester Drive
Langland, Swansea, SA3 4HL
Offers Over £550,000



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GENERAL INFORMATION

Situated in the highly sought-after coastal area of Langland, this delightful four-bedroom detached bungalow offers a rare opportunity to enjoy serene seaside living with sea views from the rear garden. Just a short stroll from local beaches, scenic cliff-top walks, and the vibrant Mumbles Village—home to a wide array of boutique shops, popular bars, and acclaimed restaurants—this property boasts both lifestyle and location.

The accommodation is well-proportioned and arranged on one level, with an entrance hall leading to all principal rooms. The spacious lounge/dining area provides an ideal space for relaxing or entertaining, while the fitted kitchen and utility room offer practicality for modern living. The property also features four bedrooms, a family bathroom, an additional WC, and ample storage throughout.

Externally, the front of the property benefits from a driveway leading to an attached garage along with a neatly lawned garden. A side path offers convenient access to the private rear garden, where steps lead up to an elevated lawn—perfect for enjoying the sea views and sunset skies.

This bungalow represents a fantastic opportunity to secure a home in one of South Wales' most desirable seaside locations. Early viewing is highly recommended.

FULL DESCRIPTION

Entrance Porch



Entrance Hall



Living Room

27'5 x 11'9 (8.36m x 3.58m)



Kitchen

11'5 x 9' (3.48m x 2.74m)



Inner Hallway

Utility Room

8'11 x 6'6 (2.72m x 1.98m)

WC

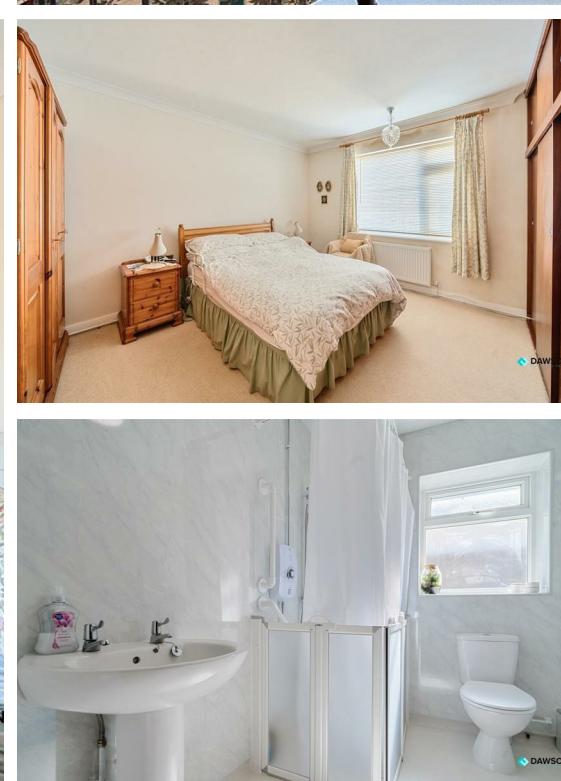
Bedroom 1

13'1 x 12'4 (3.99m x 3.76m)



Bedroom 2

12'4 max x 10'6 max (3.76m max x 3.20m max)



Bedroom 3

13'1 x 10'9 (3.99m x 3.28m)

Bedroom 4 / Office

10'7 x 8'11 (3.23m x 2.72m)

Bathroom

Parking

Parking is available at this property via the driveway and garage.

Garage

19'3 x 8'7 (5.87m x 2.62m)

Tenure

Freehold

Council Tax Band

F

EPC - D

Services

Main gas, electric, water & 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.

