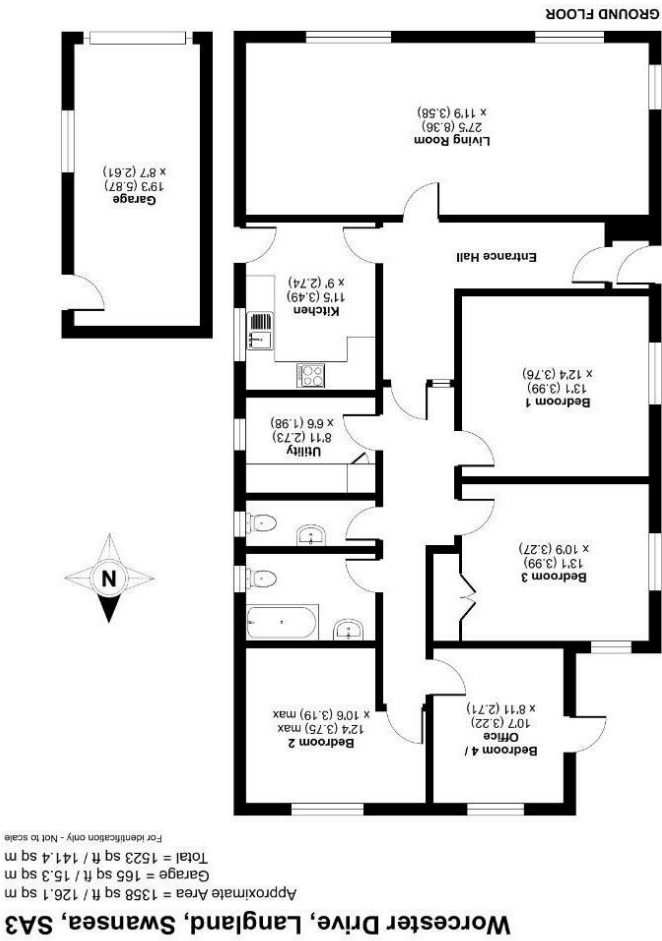
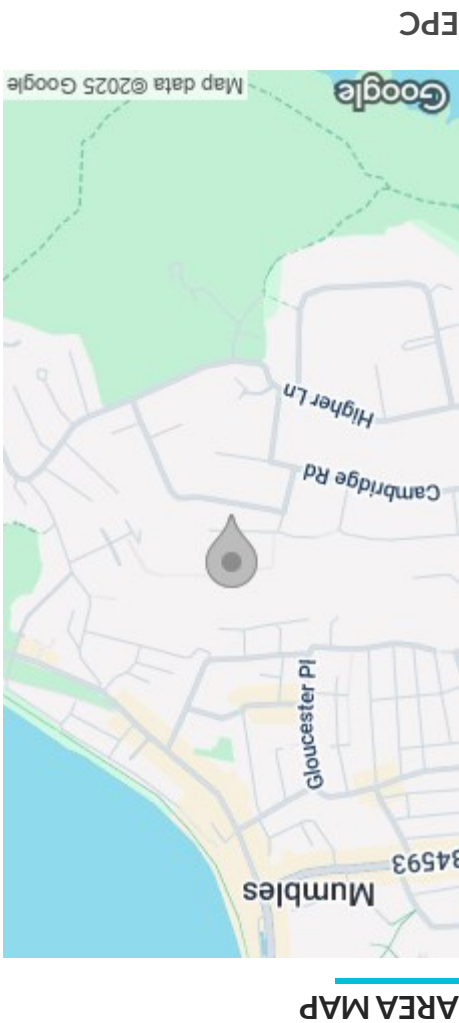


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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. © Dawson 2025. Produced for Dawson Property, REF: 1258205



FLOOR PLAN



AREA MAP



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

4 1 2 D

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.

