

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.

Whilst every attempt has been made to ensure the accuracy of the floor plan, the floor plan is a general outline only for guidance and does 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.

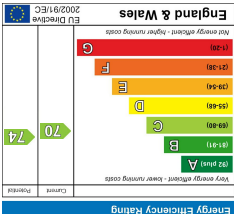


FLOOR PLAN



AREA MAP

EPC



1 Crawshay Court, Langland Bay Road
Langland, Swansea, SA3 4QZ
Asking Price £330,000

2 1 1 C

GENERAL INFORMATION

An attractive ground floor two bedroom apartment boasting spectacular sea views across Langland Bay and the golf course to the front. The property is situated in the prestigious sought after area of Langland and ideally located to take advantage of all the area offers, that being beaches, cliff walks and the popular Langland brasserie which is on your doorstep. The accommodation briefly comprise: entrance hall, open plan lounge into dining area, kitchen, two bedrooms and a bathroom. Externally is an allocated parking space. Viewing is recommended to appreciate the location and accommodation on offer. EPC - C

FULL DESCRIPTION

Entrance

Enter via front door into:

Hallway

18'11 x 2'10 (5.77m x 0.86m)
Coving to ceiling. Radiator. Built in cupboard providing ample storage. Further built in cupboard. Rooms off:

Dining Room/Lounge

20'02 x 11'00 (6.15m x 3.35m)
Double glazed sliding doors to sit out balcony with sea views over Langland Bay and cliffs. Fireplace with wood surround and inset electric fire. Two radiators. Coving to ceiling. Door to:



Kitchen

10'03 x 9'02 (3.12m x 2.79m)
Double glazed window to front with sea views over Langland Band and cliffs. Fitted with a range of wall and base units with worktop over. Inset stainless steel 1 1/2 bowl sink with mixer tap over. Inset electric 4 ring hob with electric oven under. Integrated fridge/freezer. Space and plumbing for dishwasher and washing machine. Breakfast bar area with seating. Partially tiled walls and fully tiled flooring. Wall mounted gas central heating boiler. Modern upright radiator.

Bedroom 1

10'11 x 10'10 (3.33m x 3.30m)
Double glazed window to rear. Radiator. Built in wardrobes providing ample storage and hanging space.

Bedroom 2

10'10 x 9'04 (3.30m x 2.84m)
Double glazed window to rear. Radiator.

Bathroom

8'06 x 7'08 (2.59m x 2.34m)
Double glazed privacy window. Fitted with a four piece suite comprising wc, wash hand basin, bath and shower cubicle with mains shower. Radiator. Tiled walls and flooring.

Tenure

Leasehold - Lease Details:
999 year lease with 987 years remaining.
Ground Rent: £100 per annum reviewed annually in June.
Service Charges: £900 per annum reviewed annually in April.

Council Tax Band

Currently exempt until 31st March 2025 due to business rates.
Normal rate band F

Services

Mains gas, electric, drainage & water.
Broadband is currently supplied via BT .
Please refer to Ofcom checker for further information
There current owners have advised there is no known issue with mobile phone coverage, Please refer to Ofcom checker for further information.

Additional Information

No pets allowed.

