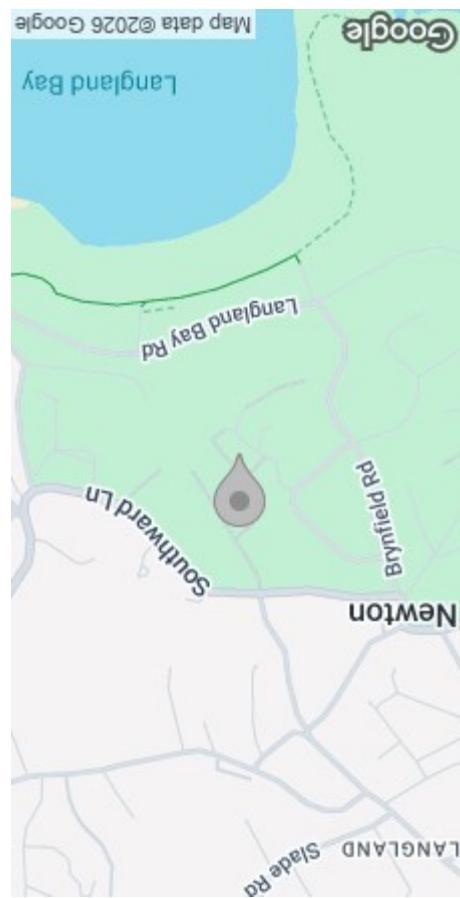
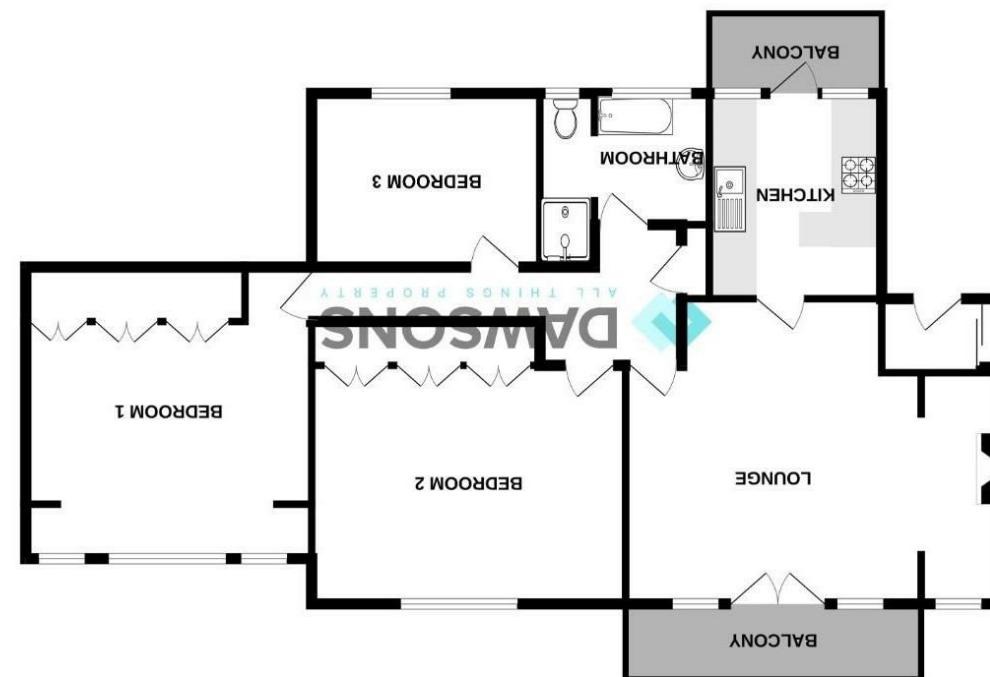


These particular, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intermediary purchasers should not rely on them as statements of representations of fact, but must satisfy themselves by inspection or otherwise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

EPC



AREA MAP



## GROUND FLOOR

FLLOOR PLAN



**19 Brynfield Court**  
Langland, Swansea, SA3 4TF  
**Asking Price £300,000**



## GENERAL INFORMATION

Set on the top floor of a well-maintained development in the highly sought-after Langland area, this attractive apartment enjoys an enviable position just a stone's throw from Langland Bay Golf Course, the stunning Langland Bay beach, and picturesque clifftop walks. The vibrant village of Mumbles, with its excellent selection of shops, bars, restaurants, and the scenic seafront promenade, is also close at hand.

The accommodation is accessed via a communal entrance with both lift and stair access to all floors. The apartment itself opens into a porch, leading through to a bright open-plan lounge/dining area, where sliding doors open onto a south-west facing balcony, ideal for enjoying coastal air and evening sunsets. The fitted kitchen benefits from access to a second balcony, providing additional outdoor space.

There are three well-proportioned bedrooms and a bathroom, making the property suitable as a main residence or holiday home.

## FULL DESCRIPTION

### Entrance Porch

**Lounge**  
16'0" x 15'6" (4.9 x 4.74)

**Kitchen**  
10'9" x 9'0" (3.3 x 2.76)

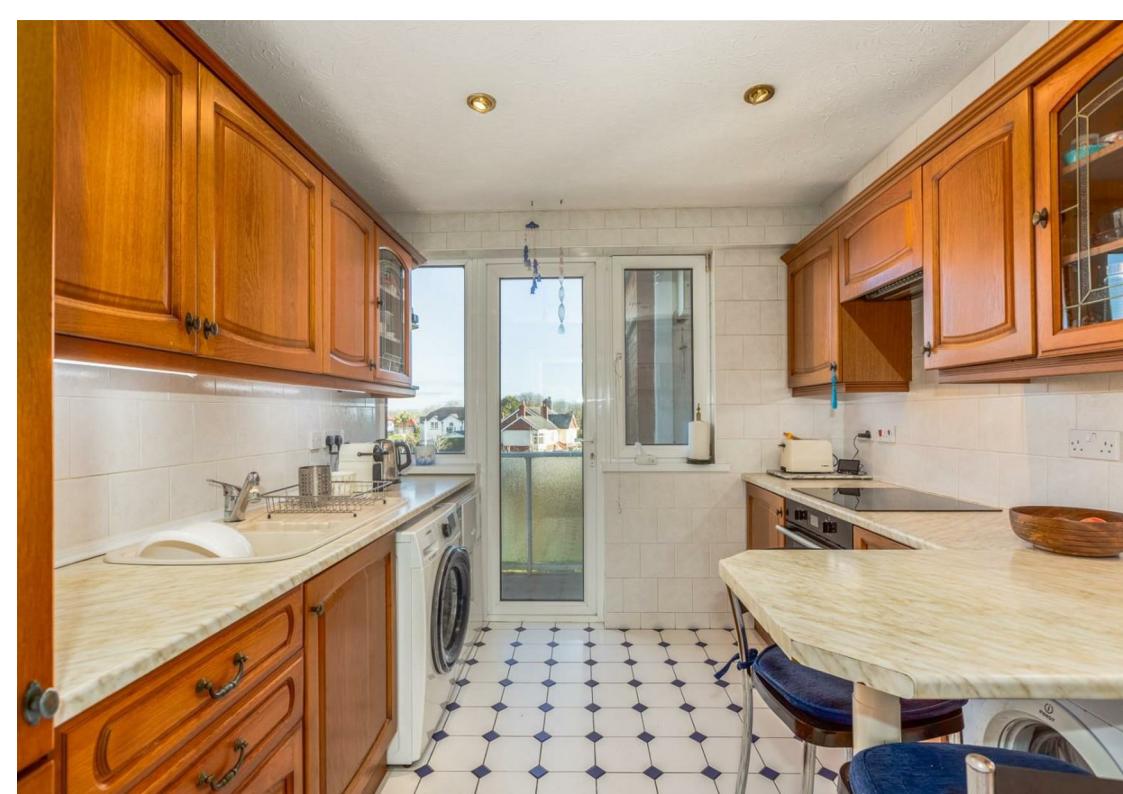
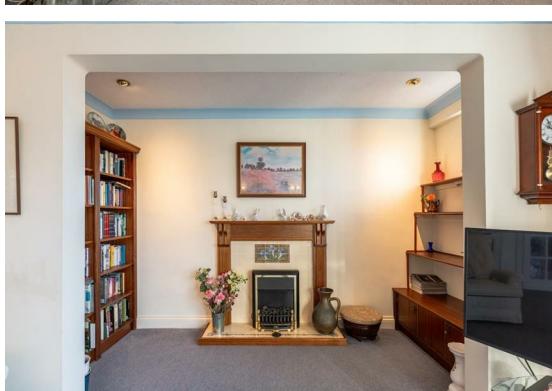
### Hallway

**Bedroom 1**  
15'0" x 12'5" (4.58 x 3.8)

**Bedroom 2**  
16'6" x 12'6" (5.03 x 3.83)

**Bedroom 3**  
12'0" x 9'1" (3.66 x 2.79)

### Bathroom



**Parking**  
Single garage.

**Tenure**  
Leasehold - 125 year lease from 1/05/1995. 94 Years remaining.  
Service charge - £2761 per annum

**Council Tax Band**  
F

### EPC - C

**Services**  
Mains gas, electric, water and drainage.  
There is a water meter.  
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.