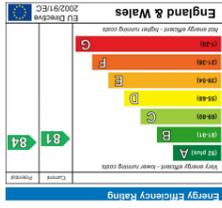


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Prepared for Dawson Property. REF: 1342003.



EPC



AREA MAP



Langland Court Road, Langland, Swansea, SA3
 Approximate Area = 1819 sq ft / 168.9 sq m
 For identification only - Not to scale

FLOOR PLAN



DAWSONS

3 Langland Court, Langland Court Road
 Langland, Swansea, SA3 4AZ
 Asking Price £650,000



GENERAL INFORMATION

An Exceptional Opportunity in Langland to purchase a beautifully presented mid-terrace townhouse in the highly sought-after location of Langland. Positioned just off Langland Court Road, this home enjoys an enviable setting with everything this desirable area has to offer right on the doorstep.

Perfectly placed for families, the property sits within the catchment area for the highly regarded Bishopston Comprehensive School, while also being within walking distance of the stunning Langland Bay. Here you can take in the award-winning beach, enjoy picturesque coastal walks, or dine at the acclaimed Langland Brasserie.

The accommodation is arranged over three floors and has been thoughtfully designed to suit modern family living. On the ground floor there is an entrance porch leading into a spacious lounge, along with a cloakroom and a utility room. To the rear, the open-plan kitchen and family room create a wonderful space for everyday living and entertaining, with direct access to the garden.

The first floor offers two well-proportioned bedrooms served by a contemporary family bathroom. The second floor provides a further two generously sized bedrooms, both benefitting from en-suite facilities and enjoying elevated sea views from the rear elevation – the perfect outlook to watch the ever-changing tides.

Externally, the property features driveway parking to the front, as well as an additional allocated space within a gated communal parking area. To the rear, the enclosed and level garden offers a patio seating area and a lawn, providing an ideal space for relaxing or hosting family and friends.

With its versatile accommodation, stunning sea views, and convenient location, this is an exceptional opportunity to acquire a home with no onward chain in one of Gower's most prestigious areas. Viewing is highly recommended to fully appreciate all that this property has to offer.



FULL DESCRIPTION

Entrance Porch

Living Room
17'9 x 15'10 max (5.41m x 4.83m max)

Hallway

Utility Room
5'10 x 5'7 (1.78m x 1.70m)

WC

Kitchen / Dining Room
17'9 x 14'3 (5.41m x 4.34m)

Stairs To First Floor

Landing



Bedroom 2
17'9 x 14'6 max (5.41m x 4.42m max)

Bedroom 3
17'9 x 9'8 max (5.41m x 2.95m max)

Bathroom

Stairs To Second Floor

Landing

Bedroom 1
17'9 x 14'7 max (5.41m x 4.45m max)

Ensuite

Bedroom 4
17'9 x 8'7 max (5.41m x 2.62m max)

Ensuite

Parking

Parking is available for 2 vehicles at this property via the driveway and secure parking area.

Tenure

Freehold

Council Tax Band

H

EPC - B

Services

Mains gas, electric, water & drainage. There is a water meter. The current sellers broadband is currently Fibre via Vodafone. 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.

