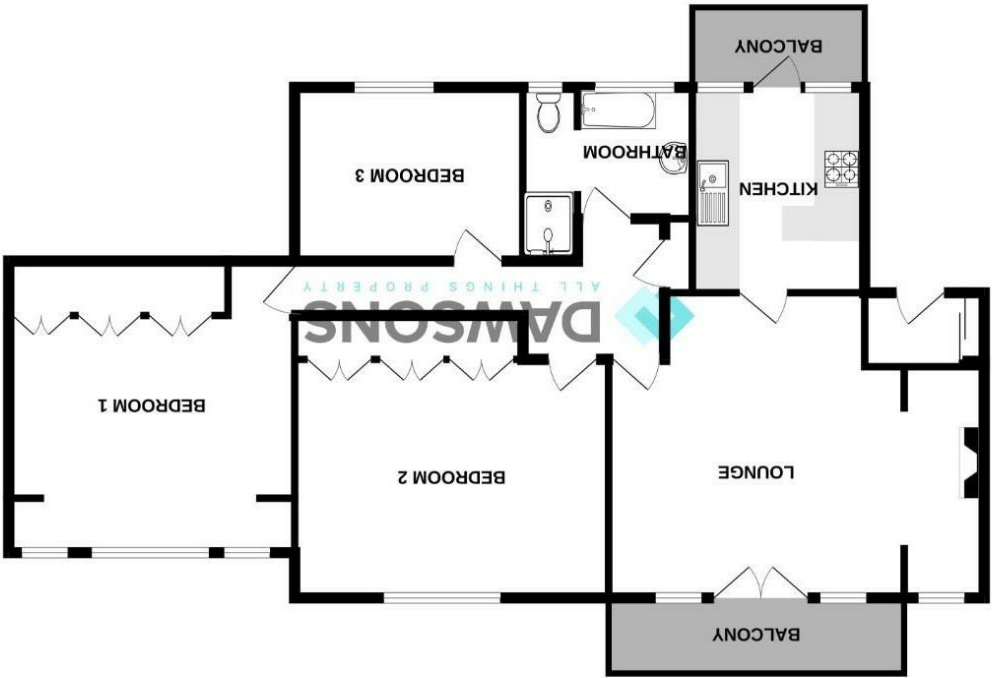


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Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

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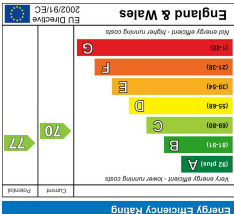
FLOOR PLAN

GROUND FLOOR



AREA MAP

EPC



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.

