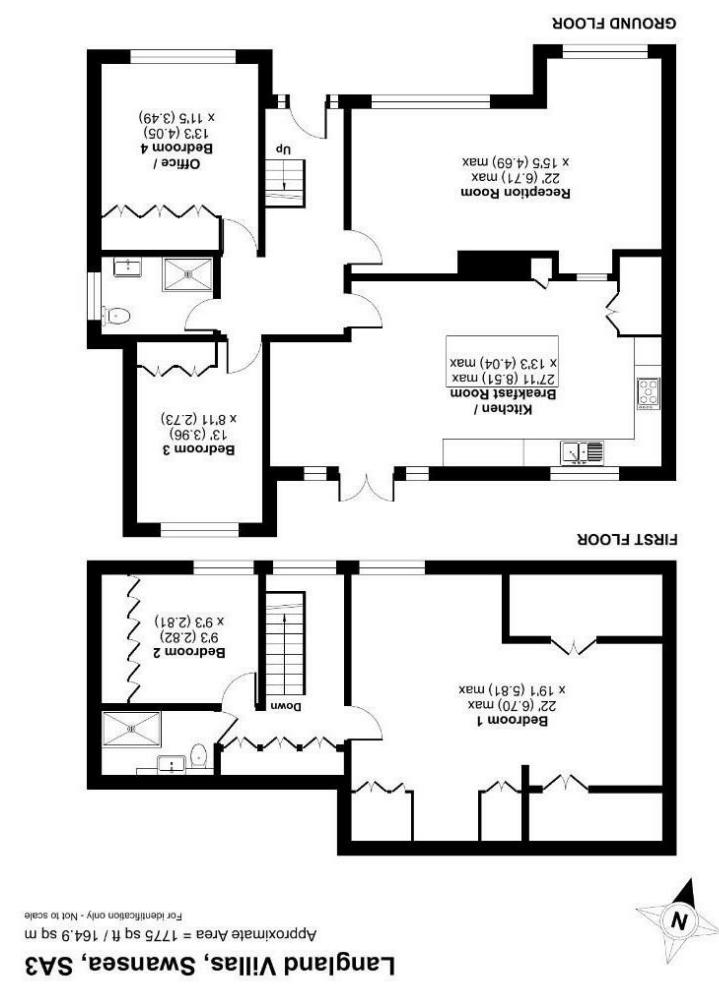


AREA MAP



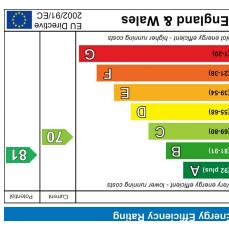
FLOOR PLAN

Langland Villas, Swansea, SA3  
Approximate Area = 1775 sq ft / 164.9 sq m  
For identification only - Not to scale



These particulars or representations of facts, 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.

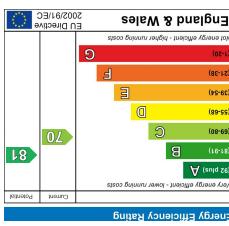
2002/91/EC



EPC

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2002/91/EC



EPC



**6 Langland Villas**  
Mumbles, Swansea, SA3 4NA  
Asking Price £650,000



## GENERAL INFORMATION

Nestled in the heart of the sought-after village of Mumbles, this charming detached dormer bungalow offers the perfect blend of coastal living and village convenience. Just a short stroll from an array of boutique shops, vibrant bars, renowned restaurants, and the picturesque seafront promenade, the property also lies within easy reach of beautiful local beaches and breathtaking clifftop walks along the Gower coastline.

The well-planned accommodation comprises a welcoming entrance hall, a bright and spacious lounge, and an attractive open-plan fitted kitchen flowing into the dining area, complete with French doors opening onto the rear patio. Two ground-floor bedrooms—currently utilised as additional reception rooms—provide flexible living options, complemented by a modern shower room.

To the first floor are two further bedrooms, each enjoying elevated views, over Mumbles along with an additional shower room, ideal for family living or visiting guests.

Externally, the property offers street parking, a pleasant garden frontage, and steps leading to the front entrance with convenient side access. The enclosed rear garden is arranged over tiered levels, featuring decked seating areas perfect for outdoor dining, as well as lawned garden space ideal for relaxation or family enjoyment. The upper level enjoys sea views over Mumbles & Swansea Bay.

This delightful home presents an exceptional opportunity to secure a versatile property in one of Swansea's most desirable coastal locations.



## FULL DESCRIPTION

### Entrance Hall



### Reception Room

22' max x 15'5 max (6.71m max x 4.70m max)



### Kitchen / Breakfast Room

27'11 max x 13'3 max (8.51m max x 4.04m max)



### Bedroom 3

13' x 8'11 (3.96m x 2.72m)

### Office / Bedroom 4

13'3 x 11'5 (4.04m x 3.48m)

### Shower Room

### Stairs To First Floor

### Landing



**Bedroom 1**  
22' max x 19'1 max (6.71m max x 5.82m max)

**Bedroom 2**  
9'3 x 9'3 (2.82m x 2.82m)

### Shower Room

### Parking

The property is located on a private road. With street parking available. Each property has a maintenance agreement within the deeds.

**Tenure**  
Freehold

**Council Tax Band**  
G

### EPC - C

### Services

Mains gas, electric, water (billed) & drainage.

The current sellers broadband is currently with EE. 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.

