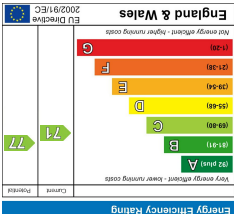
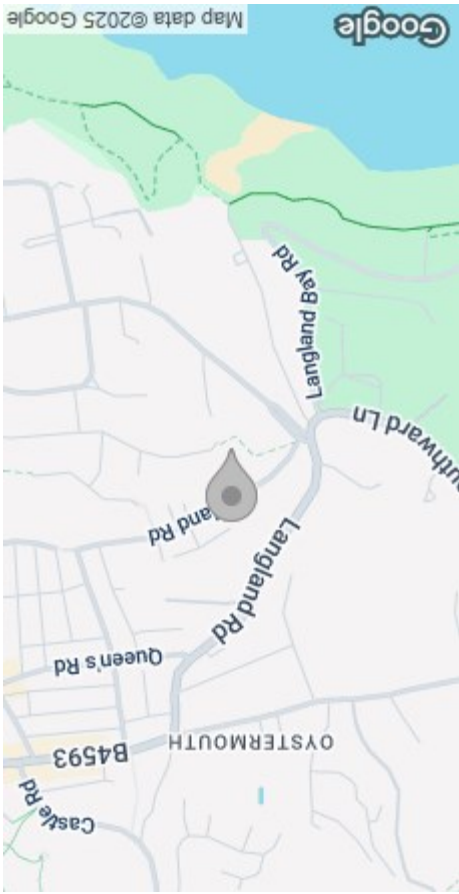


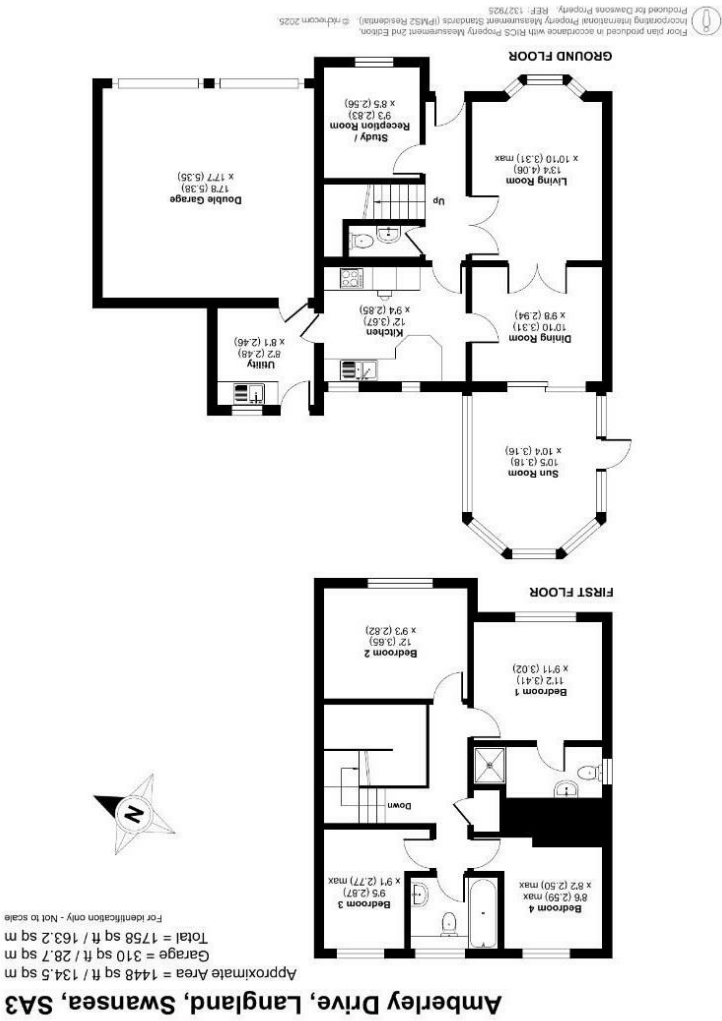
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN





GENERAL INFORMATION

A spacious and well-presented four-bedroom detached family home, ideally located at the head of a quiet cul-de-sac in sought-after Langland, just a short stroll from the beach.

Occupying a generous and private south-facing corner plot, this attractive home is surrounded by mature shrubs and established trees, offering a peaceful and secluded setting. The enclosed rear garden enjoys plenty of natural sunlight throughout the day, making it ideal for families and outdoor entertaining.

To the front, a double garage and driveway provide ample off-road parking.

The ground floor accommodation briefly comprises a welcoming entrance hallway, a bright sitting room, and a spacious lounge/dining room that flows into a conservatory with views over the rear garden. A well-equipped kitchen is complemented by a separate utility room and a convenient cloakroom/WC.

Upstairs, the property offers four good-sized bedrooms, including a master bedroom with an en-suite shower room. A modern family bathroom serves the remaining bedrooms.

Situated just minutes from Langland Bay, local schools, and the vibrant village life of Mumbles, this home combines generous internal space with a prime coastal location. Internal viewing is highly recommended to fully appreciate all that this fantastic family home has to offer.

FULL DESCRIPTION

Entrance Hall

Study / Reception Room  
9'3 x 8'5 (2.82m x 2.57m)

WC

Living Room  
13'4 x 10'10 max (4.06m x 3.30m max)

Dining Room  
10'10 x 9'8 (3.30m x 2.95m)

Sun Room  
10'5 x 10'4 (3.18m x 3.15m)

Kitchen  
12' x 9'4 (3.66m x 2.84m)

Utility  
8'2 x 8'1 (2.49m x 2.46m)



Double Garage  
17'8 x 17'7 (5.38m x 5.36m)

Stairs To First Floor

Landing

Bedroom 1  
11'2 x 9'11 (3.40m x 3.02m)

Ensuite

Bedroom 2  
12' x 9'3 (3.66m x 2.82m)

Bedroom 3  
9'5 x 9'1 max (2.87m x 2.77m max)

Bedroom 4  
8'6 max x 8'2 max (2.59m max x 2.49m max)

Bathroom

Parking  
Driveway Parking leading to a double garage.

Tenure  
Freehold

Council Tax Band  
F

EPC - C

Services  
Mains Gas, electric water & drainage. There is a water meter. You are advised to refer to the Ofcom checker for information regarding mobile & broadband coverage as the current owners do not have broadband connected at the property.

