



15 The Osborne, Rotherslade Road  
Langland | Swansea | West Glamorgan | SA3 4QA

FINE & COUNTRY



# Insight

## 15 The Osborne

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Welcome to this exceptional two-bedroom, ground floor apartment situated right on the water's edge in Rotherslade. With outstanding South facing sea views, this residence offers an unparalleled opportunity to embrace the beauty and tranquillity of seaside living. The prime location allows you to immerse yourself in the peaceful ambiance and relish the stunning vistas of the azure waters and rolling waves.

The spacious living areas, including an open-plan design and modern kitchen, provide a versatile space for relaxation and entertaining. Wake up to the soothing sound of the waves in the two serene bedrooms and indulge in the stylishly appointed bathrooms. Step outside onto the private balcony to enjoy unobstructed views of the ocean. Secure parking, convenient amenities, and excellent transport links complete this perfect coastal package.

Situated within a few minutes' walk are several cafes, restaurants, tennis courts, Langland Golf Club and of course the popular safe swimming beaches. The famous village of Mumbles is just a 5-minute drive away offering an array of quality restaurants and individual boutiques to name but a few attractions.

Let us explore this wonderful apartment in more depth...

### Approach

After meandering through the fantastic village of Langland you will be introduced to the exceedingly popular, Osborne Complex. There is a secure gated entrance with residents parking and two car parking spaces, in addition there is also a guest parking area. The communal areas are secure, well maintained and enjoy private access via the lift or stairwell.

### Entrance/Hallway

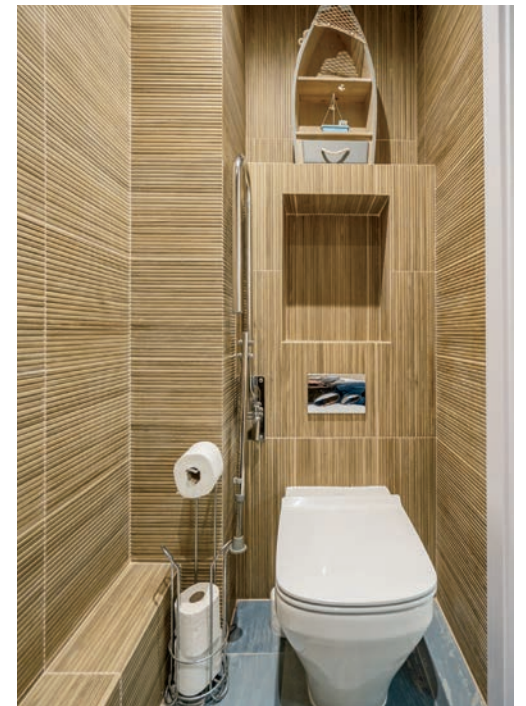
Step into the welcoming entrance/hallway and you will immediately appreciate the attention to detail. The spacious hallway is beautifully laid with stylish wood effect tiles. From here you have access to all the main living space, two bedrooms with en-suites, cloakroom, and a useful airing cupboard.

### Cloakroom

Sitting just off the entrance/hallway is a lovely cloakroom which is furnished with a Duravit WC, wash basin which sits perfectly on a feature oak worktop, spotlighting, extractor fan, tiled flooring and tiled walls.















### Open-Plan Kitchen/Lounge/Dining Room

As you step into this generous space, you'll immediately be greeted by an abundance of natural light, creating a super bright and inviting atmosphere. The true star of the room is the exceptional ocean views that greet you through the large floor-to-ceiling windows and the doorway leading to the balcony. This seamless connection to the outdoors brings the beauty of the sea inside, making every moment in this space a visual delight.

The entire space is tastefully lit by spotlighting and laid with wood effect tiles underfoot. The layout allows for ample space for both a comfortable seating area and a dedicated dining area, making it perfect for entertaining family and friends.

The kitchen area features wall and base units topped with elegant granite worktops, single sunken sink with drainage, Bosch 4-ring induction hob, elevated extractor fan, NEFF oven/grill, CDA microwave, CDA fridge/freezer, slimline CDA dishwasher, and Beko washer/dryer complete the array of high-quality appliances, ensuring that every culinary need is met.

### Balcony

Accessed from the lounge area this tremendous balcony encompasses incredible sea views and can be enjoyed whatever the weather thanks to it being under cover. This sit out balcony is laid with Astro Turf and is a perfect spot to appreciate a glass of wine while adoring this seaside location.





### Bedroom Two with En-Suite

Bedroom two is a generous double room featuring wood effect tiled flooring and a window to the rear. The private, modern en-suite houses a Duravit WC, wash basin with storage underneath, large walk-in shower, heated towel rail, spotlighting, extractor fan, and is fully tiled.

### Bedroom One with En-Suite

A beautifully bright and airy room thanks to the large window to the rear which frames the mesmerizing ocean views. This generous room also enjoys superb wood effect tiles and a modern en-suite housing a Duravit WC, Calypso wash basin with storage underneath, large walk-in shower, fitted bath with handheld shower head, heated towel rail, shaving point, spotlighting, extractor, tiled flooring, and tiled walls.

### Local Area

Situated within easy reach of both Langland and Caswell Bays, both awarded the coveted blue flag beach awards recognising their quality, cleanliness and services with a coastal pathway connecting them. Both bays offer car parking, seasonal lifeguard duty, beachside cafes and kiosks which are fully stocked with everything required for a perfect day at the beach. The Langland Brasserie is available for a more refined dining experience and is open throughout the year. The charming Mumbles Pier which has recently undergone refurbishment and is one of Swansea's oldest landmarks can be reached via the coastal path and offers miles of traffic free cycle and footpaths with full array of cafes, ice cream parlours and parks en-route.

The village is popular with families due to the beautiful parks, award winning beaches and gardens, with excellent school catchments. Recently listed in The Sunday Times as one of the best places to live. Mumbles is known locally as the gateway to the Gower Peninsular which is the first ever designated area of natural outstanding beauty, with beautiful beaches, interesting coves to explore and breath-taking coastal walks. Alongside our award-winning beaches, scenic coastal paths and Marina we are blessed with great sporting facilities. With championship golf courses, Olympic sized swimming pool and a full array of water sport activities to enjoy. Culturally benefiting from museums, galleries and theatres with a centre celebrating the works of Dylan Thomas. Swansea offers a direct line to London and Cardiff International Airport is approximately 45-minute drive.





Approximate Total Area: 1017 ft<sup>2</sup> ... 94.5 m<sup>2</sup> (excluding balcony)

All measurements are approximate and for identification purposes only.  
We have made every effort to ensure that measurements and details are accurate.  
However, they are only an approximate general guide and the property details cannot be guaranteed for accuracy, as such, they should be checked by a solicitor prior to any contract.  
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OIRO £650,000

#### Additional Property Information

Leasehold  
Service Charge & Ground Rent £4096 pa  
125 year lease from 1st September 2004  
Tax Band - H  
Electric  
Mains Water -Billed  
Mains Drainage

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Printed 26.05.2023



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