



Apartment 19, Langland Bay Manor
Langland Bay Road | Langland | Swansea | SA3 4QH

FINE & COUNTRY

Insight

Welcome to 19 Langland Bay Manor, a splendid two-bedroom apartment offering breathtaking vistas of Langland Bay, nestled within the idyllic Langland Bay waterfront setting. This meticulously designed abode, perched on the first floor, emanates refined sophistication and meticulous craftsmanship.

Ideally positioned along the Langland Bay shoreline, residents benefit from easy access to the welcoming promenade, cosy beachfront cafes, and seasonal lifeguard services. Savor the culinary delights of the Langland Brasserie, serving up enticing options for breakfast, lunch, and dinner. The bay's allure extends to charming beachside huts, tennis courts, and the elevated Langland Golf Course, providing a serene coastal sanctuary.

Just a stone's throw from Mumbles Village, residents immerse themselves in a vibrant community boasting acclaimed restaurants, stylish boutiques, and famed beaches. Discover the natural splendour of the Gower Peninsula, adorned with awe-inspiring beaches, secluded coves, and picturesque coastal paths.

Set within the historic Langland Bay Manor, Apartment 19 captivates with its enchanting stone facade and picturesque surroundings. Accessed via the communal side entrance, the airy interior is flooded with natural light, complemented by generous windows and high ceilings. Revel in the convenience of secure gated parking and meticulously landscaped communal gardens, epitomizing the essence of coastal living.

Let us explore further...

Step Inside...

Communal entrance

Upon entering the communal space, guests are greeted by Apartment 19, accessible via either stairs or a convenient lift to the first floor.

As you explore the apartment, you'll encounter an abundance of charm and character, showcased by high ceilings, ornate coving, ceiling roses, and dado rails. Oak doors lead you through the apartment, revealing bright and airy spaces illuminated by ample natural light streaming in through the large windows.

Entrance/Hallway

Upon entering, you're greeted by a spacious and welcoming entrance or hallway laid with carpeting. From here, you have easy access to every room in the apartment, as well as a large, useful storage cupboard.

Lounge/Diner

Let's begin by exploring the lounge/dining room. Immediately, you'll be struck by the abundance of natural light streaming in through the south-facing windows, framing captivating sea views. A variety of windows also encircle the turret area, establishing a serene atmosphere within the room. This expansive area offers plenty of space to accommodate large lounge furniture and a dining area, perfect for socialising or relaxing after a long day while enjoying the view. The room is carpeted, and it also features two distinctive ceiling roses.





Kitchen/Breakfast Room

Next, let's explore the kitchen/breakfast room. This generous space features tiled flooring and is illuminated by spotlighting. The kitchen is equipped with an array of wall and base units topped with granite worktops. You'll find a range of integrated appliances, including a 4-ring electric Miele hob, an elevated extractor fan, a Miele dishwasher, a kick plinth vent, a single stainless-steel sink with drainage, a Siemens washing machine, a Miele oven/grill, a CDA microwave, a Siemens fridge/freezer, and a ceiling extractor. This bright room boasts a large double sash window to the rear and offers ample space for a breakfast table.

Family Bathroom

The family bathroom is fully furnished with a WC, wash basin, fitted bath with shower, heated towel rail, spotlighting, extractor fan, two shaving points, shaving light with additional shaving point, frosted window to the side, tiled walls, and tiled flooring.

Bedroom Two with En-Suite

Bedroom two with en-suite is a beautiful, large space laid with carpet. Straight away, you will notice the huge double sash window to the rear, allowing natural light and overlooking mature trees. This large bedroom also has the pleasure of a dado rail and built-in wardrobes with pull-down hanging rails, drawers, and storage cupboards. The en-suite, a private addition to the room, houses a WC, wash basin, walk-in shower, heated towel rail, two shaving points, shaving light with an additional shaving point, spotlighting, an extractor fan, tiled walls, and tiled flooring.

Bedroom One with Dressing Area and En-Suite

Bedroom one is another wonderfully sized space laid with carpet and features a decorative dado rail. Natural light streams in through the large double sash windows to the rear, offering views of mature trees. Leading from this area, the bedroom boasts a dressing area with spotlighting and tiled flooring. Equipped with built-in wardrobes with pull-down hanging rails, drawers, and storage cupboards, it offers ample storage space. Adjacent to the dressing area is a private en-suite, fully furnished with a WC, wash basin, walk-in shower, heated towel rail, two shaving points, shaving light with an additional shaving point, spotlighting, an extractor fan, tiled walls, tiled flooring, and a large, frosted sash window.





Step Outside...

Langland Bay Manor boasts a superb location amidst meticulously kept communal gardens, offering various spots to pause and immerse yourself in the tranquil sounds of nature. Just a brief walk from the renowned Langland Bay, it's the ideal setting for memorable days out with loved ones. Additionally, the property provides an allocated parking space and ample guest parking for added convenience.

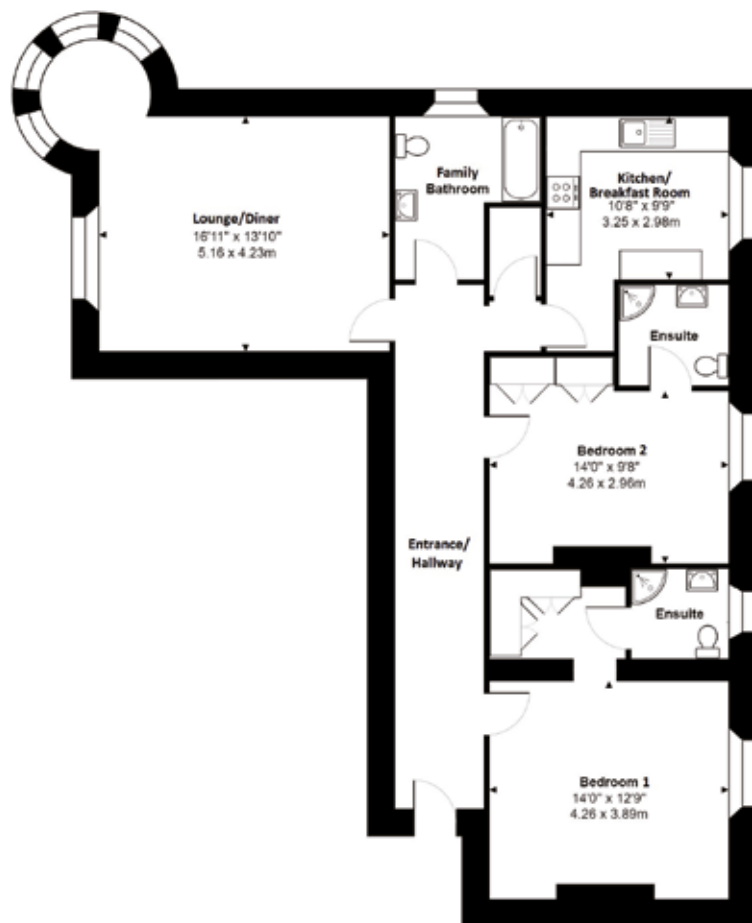
Local Area

From the promenade you can take the coastal path to Caswell Bay or Mumbles Head offering spectacular views of The Bristol Channel. The Bay itself is fringed with the charming beach huts that have graced Langland Bay since the 1920's. With shabby chic beach café, tennis courts, the popular Langland Bay Sea Brasserie and Langland Bay Golf Course which is ideally located over lush meadowland across sprawling cliff-tops with views from the course taking in two of The Gower's finest bays - Langland and Caswell making Langland Bay a popular destination with locals and tourists alike. The tranquillity of the location with the sea on your doorstep offers a unique setting close to the village of Mumbles with an enviable array of quality restaurants, wine bars and traditional pubs to choose from.

The bays are also popular surfing and paddle board locations. Langland Bay Golf Club is just a short walk from the house. 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.

Mumbles is an absolutely charming coastal village, located to the west of The City of Swansea. The village itself offers a full array of quality restaurants and individual boutiques. 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 the best place to live in Wales. 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.





Approximate Total Area: 1076 ft² ... 100.0 m²

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 before any contract.
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Additional Property Information

Grade II Listed Building
Leasehold
Chain Free
125 year lease from 01/01/2007
Service Charge - Appox. £3090.50 per 6 Months
Appox. £400pa Ground Rent
Tax Band - H
Allocated Parking Space
Electric - OVO
Mains Water - Meter
Mains Drainage
Superfast Broadband Available
O2 & Vodafone Mobile Coverage
Private Dwelling Use Only



EPC Exempt

Asking price £525,000

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 © 2024 Fine & Country Ltd. Printed 18.04.2024



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