



8 Brynfield Road
Langland | Swansea | SA3 4SX

FINE & COUNTRY

Insight

8 Brynfield Road

Welcome to 8 Brynfield Road, a remarkable 5-bedroom period home that celebrates original features throughout. Boasting spacious living areas, seamlessly laid out over three floors, this charming residence invites you to embrace the warmth of its historical charm. Nestled just a short stroll away from the captivating Langland Bay, a haven for families seeking coastal bliss.

A mere few minutes' drive takes you to the popular village of Mumbles, where a delightful array of cafes, restaurants, ice cream parlours, and boutiques awaits. Mumbles, known as the gateway to Gower, opens the door to a world of sandy beaches, scenic country walks, and iconic landmarks.

Let us explore further...

Approach

Following a delightful meander through Langland village, you'll discover 8 Brynfield Road. This home offers two rear parking spaces and a detached double garage, providing secure shelter for your vehicles. The front welcomes you with pedestrian access, where a gate and inviting pathway guide you to the front door.

Step Inside...

Porch

Step into a welcoming porch filled with natural light thanks to the array of windows. High ceilings and original flooring add charm, while a feature window at the entranceway offers a glimpse of the home's character. Plenty of space ensures convenient storage for outdoor essentials like shoes and coats.

Entrance

Step into a beautiful space that boasts character with its high ceilings adorned with coving and plate rail. The original black and white chequered flooring adds a touch of timeless elegance, complementing the charm of the original staircase, now enhanced with a

new carpet runner. This entranceway serves as a hub, providing access to all the main living spaces, the first floor, and a conveniently located WC.

WC

The useful, ground floor WC is furnished with a WC, wash basin, spotlighting, original black and white chequered flooring, panelled walls, and a window to the side.

Lounge

The lounge is a generous space situated at the front of the home, offering a warm and inviting ambiance. A large bay window allows natural light and provides a pleasant view of the front garden. Here you also have exposed floorboard flooring and a feature high ceiling adorned with coving, a ceiling rose, and a plate rail. Adding to the cosy atmosphere is a wood burner with slate hearth, creating a snug retreat.

Sitting Room

The sitting room is an inviting space with double glass patio doors to the rear, letting in natural light. It features exposed floorboards and high ceilings adorned with coving, a plate rail, and a ceiling rose. The room is further enhanced by a feature fireplace, including a wood burner and a granite hearth, creating a cosy and stylish ambiance.

Kitchen/Dining Room

The entire area is laid with oak flooring, complemented by high ceilings adorned with coving. Natural light floods the space through an array of windows, offering access to the rear from either side of the room. The kitchen area is enhanced with an array of wall and base units, topped with granite worktops. Equipped with a double stainless-steel sunken sink, integrated Miele dishwasher, a double Range Master cooker with a 6-ring gas hob, an elevated extractor fan and room for a tall fridge/freezer. The adjacent dining area provides ample room for a generous dining table, creating an ideal setting for entertaining guests.







Let us now journey to the first floor to see what it has to offer...

Landing

Ascend the original stairway to reach a carpeted landing. From here, you gain access to four bedrooms, a family bathroom, and an additional stairway leading to the master suite.

Bedroom Two

Bedroom two, at the rear, enjoys lots of natural light from a large window overlooking the garden. With exposed floorboards, a lovely original fireplace, and high ceilings featuring coving and a ceiling rose, this room is both cosy and elegant. Fitted wardrobes offer convenient storage with pull-down hanging rails and drawers.

Bedroom Three

Bedroom three, a spacious double bedroom and is located at the front of the home. Offering a delightful view through a large bay window of the front garden and mature trees in the distance. The carpeted space is adorned with a feature fireplace, adding charm to the room. Additionally, two fitted wardrobes with pull-down hanging rails and fitted drawers provide practical storage solutions in this generously sized bedroom.

Bedroom Four

Another double bedroom, situated at the rear of the home, offers views of the garden, and features exposed floorboards.

Bedroom Five

The smallest of the five bedrooms, this room features a front-facing window with views of the garden. It includes carpeted flooring, coving, fitted shelving, and a large storage cupboard. Currently utilised as a desirable home office, the space opens onto a private sit-out balcony through double doors, inviting you to enjoy the prime location and sea views in the distance.

Family Bathroom

The modern family bathroom furnishes a WC, wash basin with storage underneath, walk-in shower, feature free-standing bath, heated towel rail, spotlighting, vinyl flooring, part tiled walls, two windows, and an airing cupboard with fitted shelving.

Master Suite

The master suite, located on the second floor of this charming home, offers a retreat of comfort and style. Ascend a carpeted stairway, where you will find a Velux window and eaves storage cupboard. The expansive bedroom, featuring carpeted flooring, is flooded with natural light thanks to the large windows to the rear. This generous space boasts the luxury of a private en-suite and a walk-in dressing area. The en-suite is equipped with a WC, washbasin, large walk-in shower, inset shelving, heated towel rail, Velux-style window, tiled flooring, partially tiled walls, and spotlighting.



Step Outside...

The rear garden at 8 Brynfield Road is designed for low maintenance, offering a delightful blend of level lawns and patio area laid out over two tiers. Surrounding the grounds are mature flower beds and fencing, while a paved pathway leads you to the front, rear parking spaces and a detached double garage. The front of the home features a paved and lawned space adorned with flower beds and tall shrubs, creating a sense of privacy and enhancing the overall charm of the property.

Detached Double Garage

8 Brynfield Road features a detached double garage, ideal for accommodating two small cars or one larger vehicle along with outdoor equipment. The garage is well-equipped with electric, lighting, an up-and-over door, an additional pedestrian door, and multiple windows.

Local Area

Situated a stone's throw away from the beautiful, award winning, family friendly, Langland Bay which offers glistening sea, sandy shores, eateries, golf course and cliff edge walks with Caswell Bay close by. Both beaches have been awarded the coveted blue flag beach awards, recognising their quality, cleanliness and services with a coastal pathway connecting them. Both bays offer seasonal lifeguard duty, beachside cafes and kiosks which are fully stocked with everything required for a perfect day at the beach.

Alongside our award-winning beaches, scenic coastal paths, and marina, Swansea is blessed with great sporting facilities, including championship golf courses, Olympic sized swimming pool and a full array of water sport activities to enjoy. Culturally, Swansea also benefits from museums, galleries, and theatres.

Nearby there is the village of Mumbles, which is an absolutely charming coastal village that offers a full array of quality restaurants and individual boutiques. Popular with families due to the beautiful parks, award winning beaches, gardens, and excellent school catchments. Mumbles is known locally as the gateway to the Gower Peninsular which is the first ever designated area of outstanding natural beauty, with an amazing coastline, interesting coves to explore and breath-taking coastal walks.





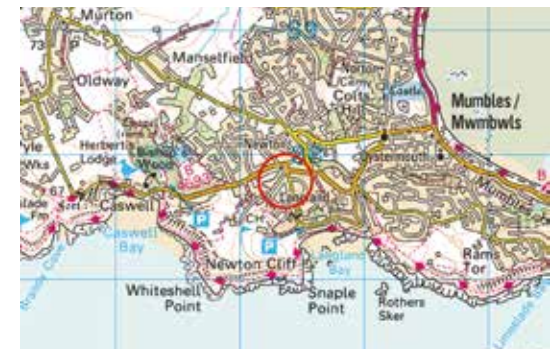
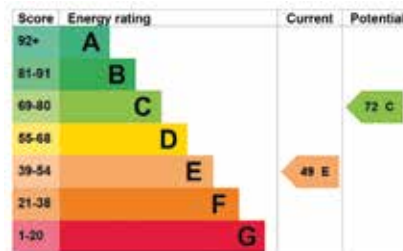
Approximate Total Area: 2045 ft² ... 190.0 m² (excluding porch, balcony)

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 £975,000

Additional Property Information

Freehold
Tax Band - H
Electric/Gas
Mains Drainage
Mains Water



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



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