11 Parkside, 16 Langland Road

Langland, Swansea, SA3 4LX

Asking Price £285,000

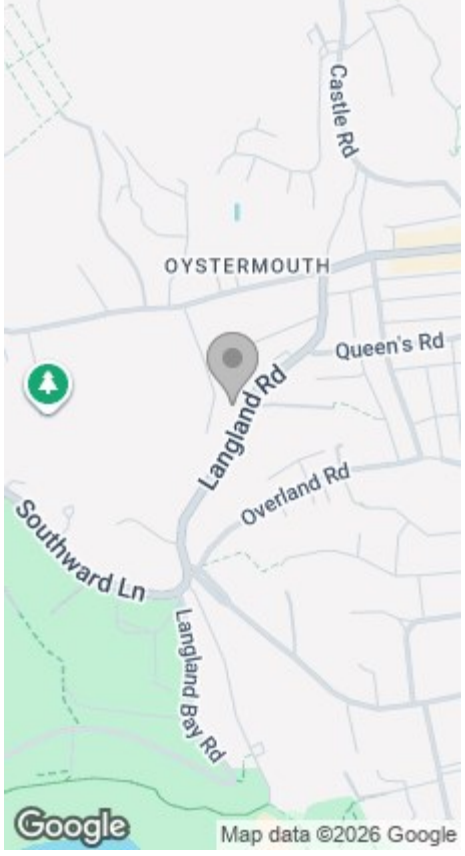
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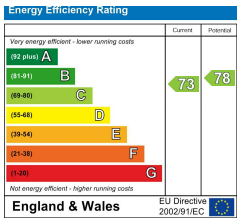
FLOOR PLAN



AREA MAP



EPC



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.

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GENERAL INFORMATION

A beautifully presented and immaculately decorated top-floor apartment situated in the highly desirable coastal area of Langland, ideally positioned for enjoying the beautiful Gower coastline, with Langland Bay, Caswell Bay and the surrounding coastal walks all within easy reach. The area is renowned for its stunning beaches, scenic walks and relaxed coastal lifestyle, while the amenities and attractions of Mumbles are readily accessible.

Offering well-planned accommodation, this attractive apartment has been tastefully renovated and maintained to an exceptional standard, creating a bright, comfortable and contemporary home ready for immediate occupation.

A particular highlight is the generous private balcony, accessed directly from the spacious living room. The balcony provides an excellent outdoor entertaining and relaxation space, with attractive elevated views and plenty of room for outdoor seating, making it a wonderful extension of the living accommodation.

The apartment comprises a welcoming entrance hall, a spacious living room with direct access to the balcony, a well-equipped kitchen/dining room, three bedrooms and a modern bathroom. The flexible third bedroom could also lend itself perfectly to use as a home office, dressing room or occasional guest bedroom.

The kitchen/dining room is bright and practical, featuring a good range of fitted units, together with ample space for a dining table. The overall presentation throughout is crisp, stylish and exceptionally well maintained.

The principal bedroom is generously proportioned, while the second bedroom offers excellent versatility. The third bedroom provides a useful additional room rarely found in apartments of this size.

Further benefits include private storage room access from ground level and one allocated parking space, together with visitor parking, providing valuable convenience for both residents and guests.



FULL DESCRIPTION

Entrance Hall

Kitchen Dining Room
13'10 x 11'6 (4.22m x 3.51m)

Lounge
15'6 x 11'8 (4.72m x 3.56m)

Balcony
11'8 x 5'0 (3.56m x 1.52m)

Bedroom 1
11'10 x 11'6 (3.61m x 3.51m)

Bedroom 2
13'10 x 6'7 (4.22m x 2.01m)

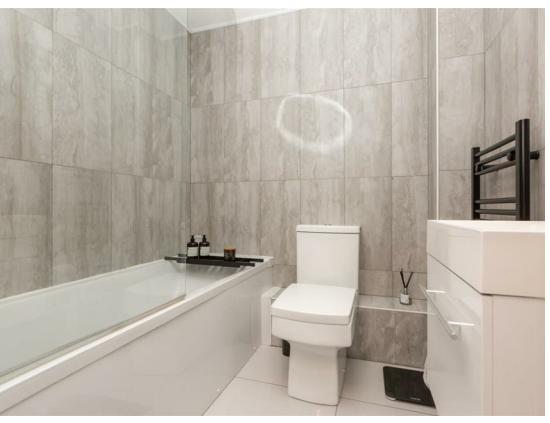
Bedroom 3
9'8 x 7'4 (2.95m x 2.24m)

Bathroom
7'6 x 6'4 (2.29m x 1.93m)

























Parking
Allocated parking space and communal visitors parking bays.

Tenure
Leasehold
150 year lease from March 2014 with 138 years remaining
Services charges £1,844 PA
No ground rent payable

Council Tax Band
E

EPC - C

Services
Mains electric, water (billed) & drainage.
The sellers currently have broadband connected via Plusnet . Please refer to the Ofcom checker for further coverage information.
The seller is currently using Lebara for mobile phone services. Please refer to Ofcom checker for further information.