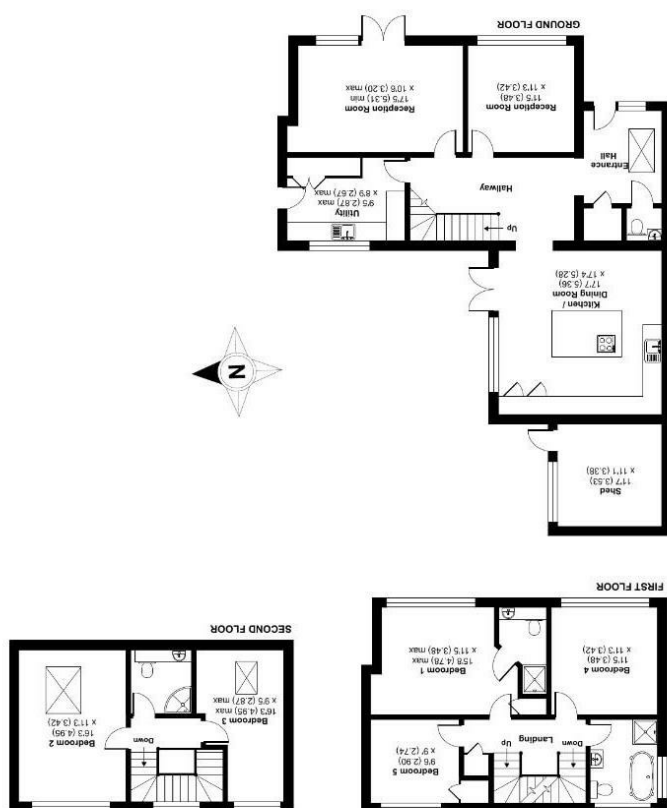


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nidecom 2025. Produced for Dawsons Property. REF: 1325312



Langland, Swansea, SA3

Approximate Area = 2177 sq ft / 202.2 sq m
 Outbuilding = 121 sq ft / 11.2 sq m
 Total = 2298 sq ft / 213.4 sq m

For identification only - Not to scale

FLOOR PLAN



AREA MAP



15 Brynfield Road
Mumbles, Langland, Swansea, SA3 4SX
Asking Price £995,000



GENERAL INFORMATION

A truly impressive and extensively renovated five-bedroom family home, perfectly positioned in one of the most sought-after avenues in the Langland/Caswell area. Just a 5-minute stroll from the picturesque Langland Bay and approximately 1 mile from the vibrant Mumbles Village, this exceptional property offers a striking contemporary design whilst retaining many features of the original period of its build. Step inside the spacious reception hallway, where a bespoke modern oak staircase sets the tone for the sophisticated interiors that span three floors. The home offers two elegant formal reception rooms, ideal for both entertaining and relaxing.

At the heart of the home lies a beautifully appointed kitchen and dining area, featuring a stunning vaulted ceiling and expansive bi-folding doors that open seamlessly onto the rear garden — perfect for indoor-outdoor living. A large utility room and a convenient downstairs cloakroom/WC complete the ground floor, which benefits from underfloor heating throughout.

To the first floor are three generously sized bedrooms, including a luxurious en-suite to the principal bedroom, along with a stylish family bathroom. The second floor provides two further bedrooms and a contemporary shower room, making it ideal for growing families or guests.

Externally, the property offers off-road parking for several vehicles, including an EV charging point, and a well-maintained rear garden. This remarkable home is a rare opportunity in an enviable coastal location, offering space, style, and superb convenience to local amenities, beaches, and schools.

FULL DESCRIPTION

Entrance Hall
WC

Reception Room
11'5 x 11'3 (3.48m x 3.43m)

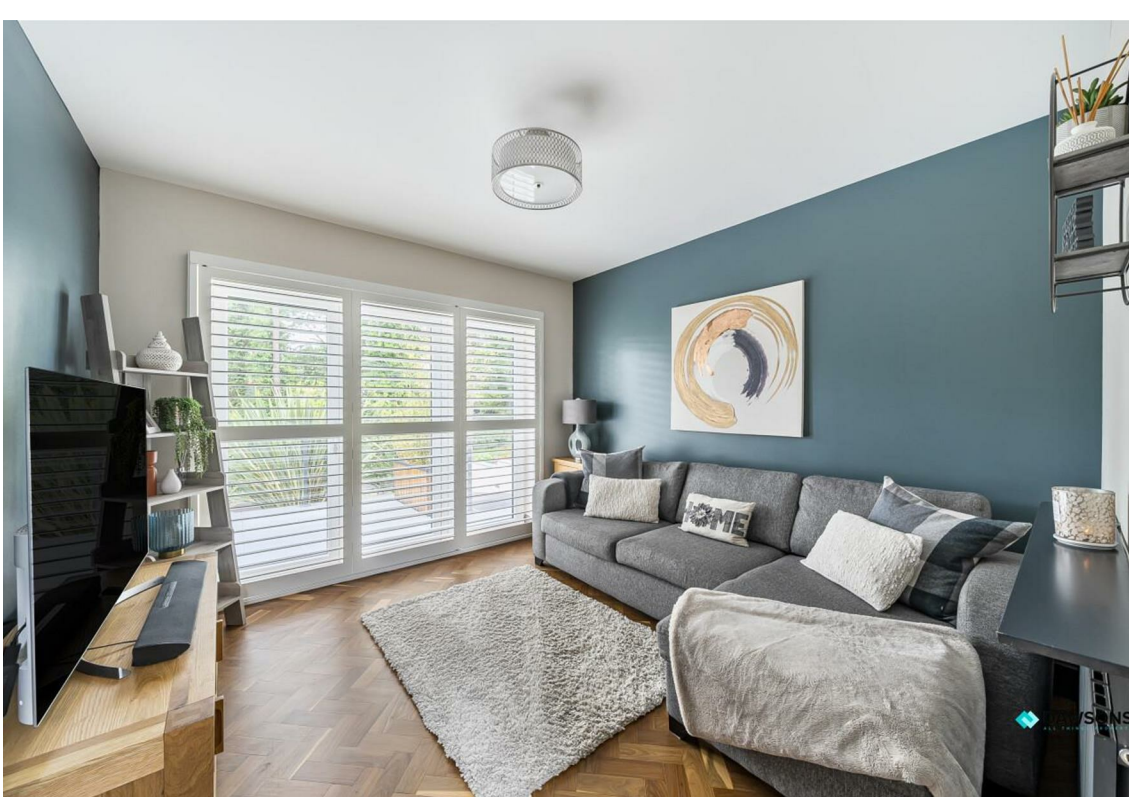
Reception Room
17'5 min x 10'6 max (5.31m min x 3.20m max)

Utility Room
9'5 x 8'9 (2.87m x 2.67m)

Kitchen / Dining Room
17'7 x 17'4 (5.36m x 5.28m)

Shed
11'7 x 11'1 (3.53m x 3.38m)

Stairs To First Floor



Landing
Bedroom 1
15'8 max x 11'5 max (4.78m max x 3.48m max)
Ensuite
Bedroom 4
11'5 x 11'3 (3.48m x 3.43m)
Bedroom 5
9'6 x 9' (2.90m x 2.74m)



Bathroom
Stairs To Second Floor
Bedroom 2
16'3 x 11'3 (4.95m x 3.43m)
Bedroom 3
16'3 max x 9'5 max (4.95m max x 2.87m max)
Shower Room
Parking
Off road driveway parking for approximately five vehicles and EV charger



Tenure
Freehold
Council Tax Band
H
EPC - C

Services
Mains gas, electric, water (metered) & drainage. underfloor heating on the ground floor
Current broadband is with Fibre via BT. Please refer to the Ofcom checker for further coverage information.
Current owners are not aware of any issues or restrictions for mobile phone coverage. They currently us O2. Please refer to Ofcom checker for further information.

