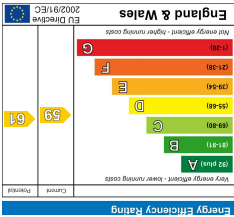
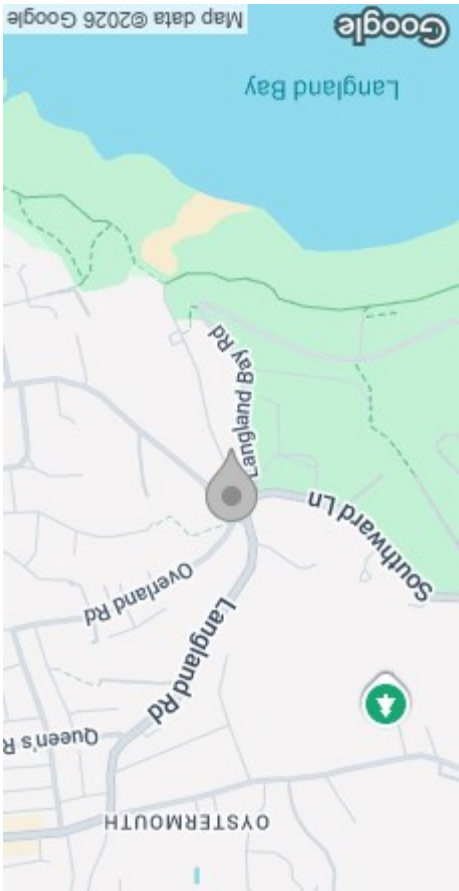


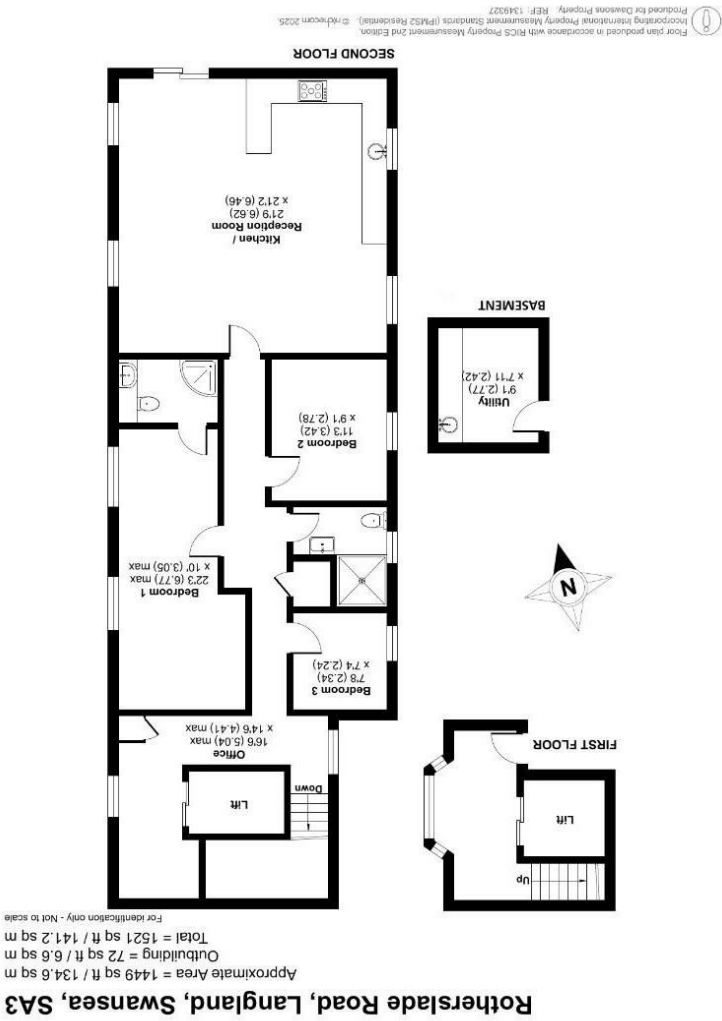
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



EPC



AREA MAP



FLOOR PLAN



Flat 3 Storr Rock House 2a Rotherslade
Langlahd, Swansea, SA3 4QN
Asking Price £495,000

3 2 1 D

GENERAL INFORMATION

Set in an enviable elevated position just moments from the golden sands of Rotherslade and Langland beaches, this beautifully presented three-bedroom apartment offers a rare opportunity to enjoy coastal living at its finest. With scenic cliff-top walks on your doorstep and the vibrant village of Mumbles only a short stroll away, you'll be perfectly placed to enjoy boutique shopping, cosy cafés, acclaimed restaurants, lively bars, the sea front promenade, and the historic Mumbles Pier.

The accommodation is thoughtfully arranged and begins with a welcoming hallway that incorporates a practical office/study area—ideal for remote working or creative pursuits. The property features three bedrooms, including a spacious master suite complete with modern en-suite facilities. A stylish main bathroom serves the additional bedrooms.

The heart of the home is a bright and airy open-plan living space comprising a lounge, dining area, and fully fitted kitchen with integrated appliances. Large windows and a Juliet balcony allow natural light to flood the room while offering partial sea views from the front elevation—providing a serene coastal backdrop.

Additional features include a utility room located in the basement and the convenience of two private parking spaces—a premium asset in this sought-after area.

This apartment offers the perfect blend of lifestyle, location, and low-maintenance living, making it ideal as a permanent residence, coastal retreat, or investment opportunity.

FULL DESCRIPTION

Entrance Hall

Stairs / Lift To Second Floor

Office
16'6 max x 14'6 max (5.03m max x 4.42m max)

Hallway

Kitchen / Reception Room
21'9 x 21'2 (6.63m x 6.45m)

Bedroom 1
22'3 max x 10' max (6.78m max x 3.05m max)

Ensuite

Bedroom 2
11'3 x 9'1 (3.43m x 2.77m)



Bedroom 3
7'8 x 7'4 (2.34m x 2.24m)

Shower Room

Utility Room In Basement
9'1 x 7'11 (2.77m x 2.41m)

Parking
Parking is available at this property via 2 allocated parking spaces at the side of the property. Please note there is an EV charging point with a low voltage socket on the wall next to one of the parking bays.

Tenure
SHARE OF FREEHOLD
Leasehold
189 Year lease from 1/10/2020
Service charge £2000 pert annum
Ground rent - £0.

Council Tax Band
E

EPC - D

Services
Mains electric & water. There is a water meter, The current sellers broadband is currently with 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. Please refer to Ofcom checker for further information.

Additional Information
Please note this property is fitted with a lift for home owners in the building.

