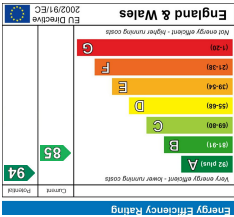




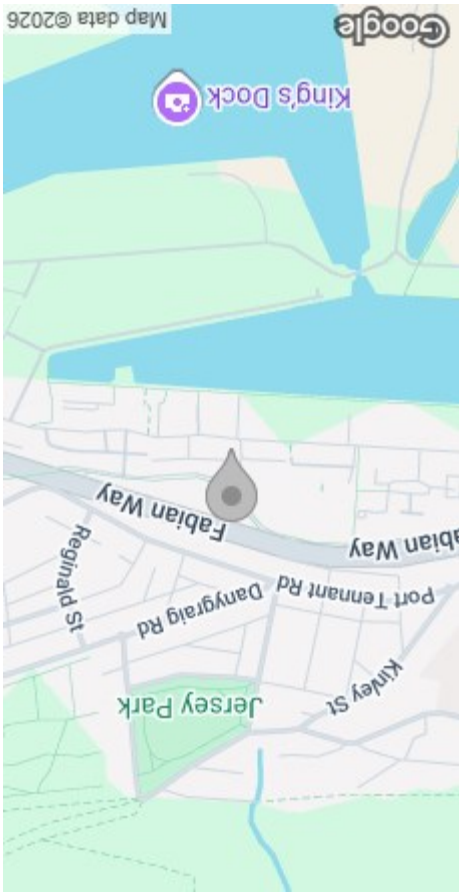
Unit A, Meridian Bay, Swansea, SA1 1PG
T 01792 653100 E sales@dawsonsproperty.co.uk
www.dawsonsproperty.co.uk

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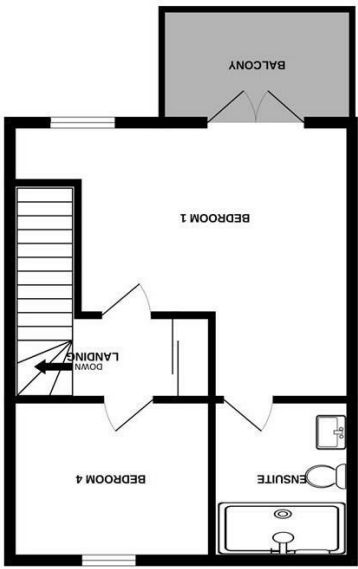
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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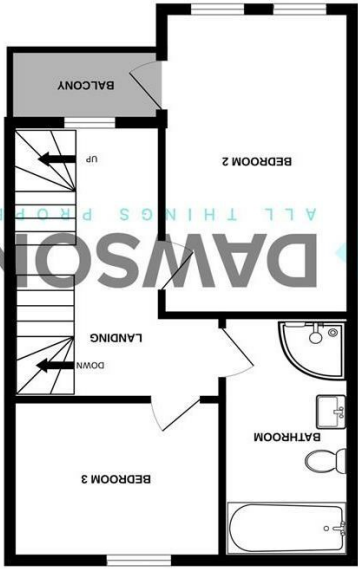
EPC



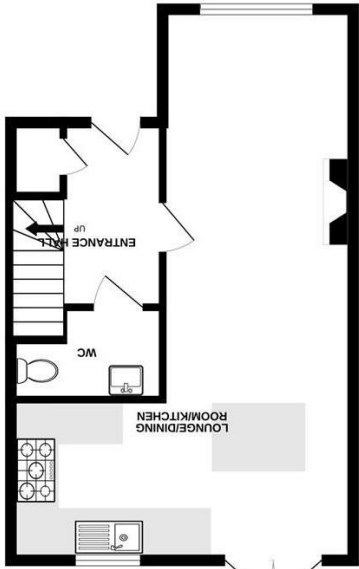
AREA MAP



2ND FLOOR



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



191 Langdon Road
, Marina Swansea, SA1 8RE
Asking Price £379,950



GENERAL INFORMATION

Located on the popular Langdon Road in Swansea, this four-bedroom mid-terrace home offers comfortable and flexible living, making it a great choice for families, professionals, or anyone looking for extra space.

The property features a bright and welcoming reception room, perfect for relaxing or spending time with family and friends. Upstairs, you'll find four well-proportioned bedrooms, offering plenty of room for a growing family, guests, or a home office.

With three bathrooms, there's no need to queue during busy mornings, making everyday life that little bit easier.

Outside, the property benefits from off-road parking for two vehicles – a real bonus in this convenient location.

Langdon Road is well placed for easy access to local shops, schools, Swansea city centre, and excellent transport links, giving you everything you need close by. Offering generous living space in a great location, this home is ready for its next owners to move in and make it their own.

FULL DESCRIPTION

ENTRANCE

Via steps to the front door.

HALLWAY

Door to cupboard. Alarm. GCH radiator. Tiled floor. Stairs to first floor.

CLOAKROOM

7'8" x 4'9" (2.36 x 1.45)

White suite comprising W/C and wall mounted wash hand basin. Fully tiled walls and floor. GCH radiator. Shaver point.

LOUNGE DINER KITCHEN

28'2" x 17'5" (8.59 x 5.33)

LOUNGE DINER

Double glazed floor length windows to front. GCH radiator. T.V. and telephone points. Feature inset fire. Tiled floor.

Dining area

Double glazed French door to courtyard garden. GCH radiator.

KITCHEN

Range of grey wood effect wall, base and drawer units with complimentary work top over and tiled splash back above, and matching island unit. Wall mounted cupboard housing GCH boiler. Integrated washing machine, dishwasher and fridge freezer. Stainless steel double oven. Five ring gas hob with stainless steel splash back and extractor fan. Stainless steel one and half bowl sink. Double glazed window.



FIRST FLOOR

Floor length window. Stairs to second floor.

BEDROOM THREE

10'9" x 8'2" (3.30 x 2.50)

Double glazed floor length window to rear. GCH radiator. Laminate flooring.

BATHROOM

12'6" x 6'7" (3.82 x 2.02)

Four piece suite comprising W/C and wash hand basin recessed into a vanity unit, bath and corner shower. Tiled walls and floor. GCH radiator. Shaver point.

BEDROOM TWO

15'7" x 9'8" (4.77 x 2.96)

Currently used as a sitting room.

Two double glazed floor length windows to the front. Double glazed French door to a sit out balcony. GCH radiator.

SECOND FLOOR

Loft access.

BEDROOM FOUR

10'3" x 8'2" (3.14 x 2.50)

Currently used as a dressing room.

BEDROOM ONE

17'5" x 14'2" (5.33 x 4.32)

Double glazed floor length windows and French doors leading to a sit out balcony. GCH radiator. T.V. and telephone points. Laminate flooring. Door to;

ENSUITE

White suite comprising W/C. and wash hand basin recessed into a vanity unit and step in shower. Tiled walls and floor. GCH radiator.

EXTERNAL

External

To front - Garden with chippings and railings and gate to Langdon Road

To rear - courtyard garden with astro turf railings and gate

PARKING

Two parking spaces.

TENURE

Freehold.

The vendor pays a monthly amount of £65.00 to Beacon Housing for the upkeep of the communal areas.

EPC RATING B

COUNCIL TAX BAND F

UTILITIES

Electric - Yes

Gas - Yes

Water - Metred

Broadband - Yes

You are advised to refer to Ofcom checker for mobile signal and coverage.

