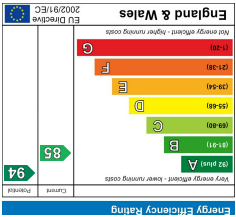
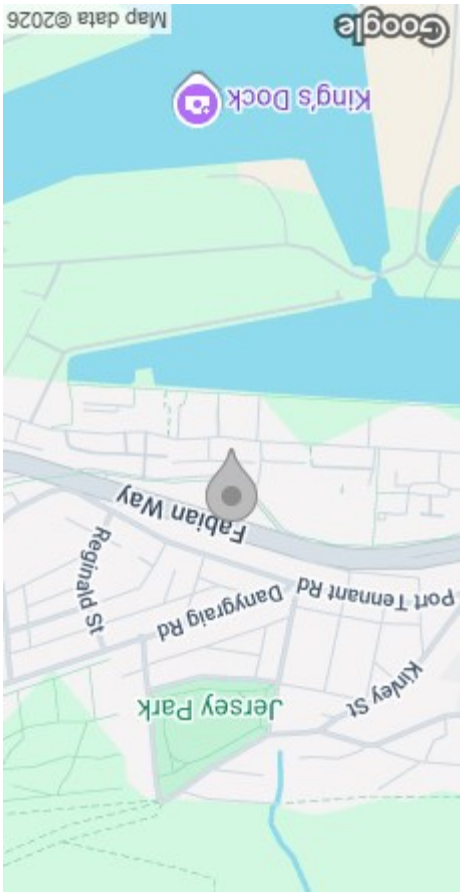


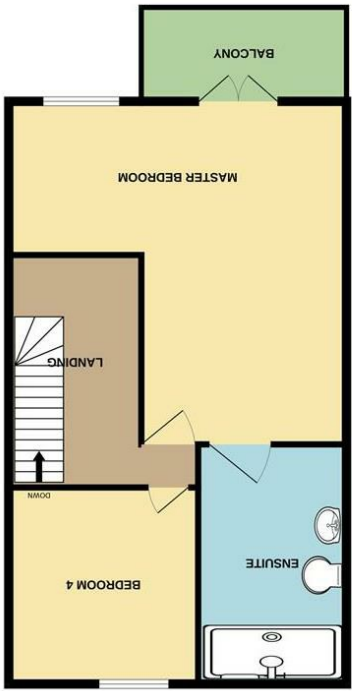
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



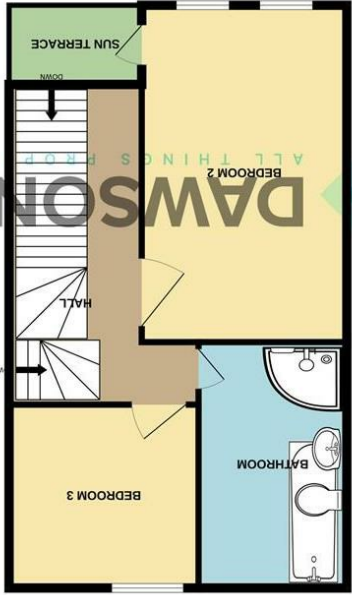
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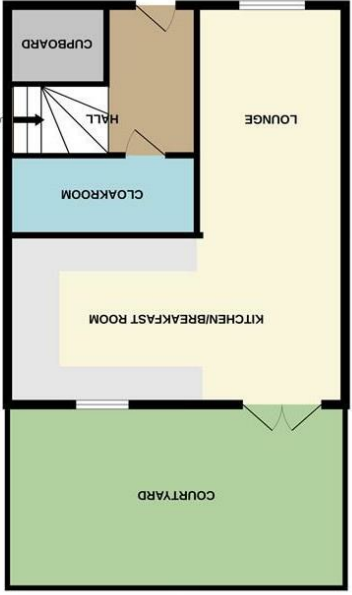
AREA MAP



2ND FLOOR



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



199 Langdon Road
Marina, Swansea, SA1 8RE
Offers In The Region Of £359,950



GENERAL INFORMATION

Welcome to Langdon Road, Swansea - a charming location that could be the perfect setting for your new home! This delightful property boasts a spacious reception room, Master bedroom with en-suite and three cosy bedrooms plus a well-appointed bathroom.

What sets this property apart is its unique features - a rare find indeed! With not just one, but two balconies, you can enjoy the fresh air and views right from the comfort of your own home. The courtyard garden offers an additional space to relax and unwind.

Parking is always a premium in Swansea, but worry not, as this property comes with parking space for two vehicles, making your daily commute a breeze.

This four-bedroom townhouse is a gem waiting to be discovered, and the best part? No chain attached, so you can make this your own without any delays.

FULL DESCRIPTION

ENTRANCE
Via steps to the front door.

HALLWAY
Door to cupboard. Alarm. GCH radiator. Tiled floor. Stairs to first floor. Door into;

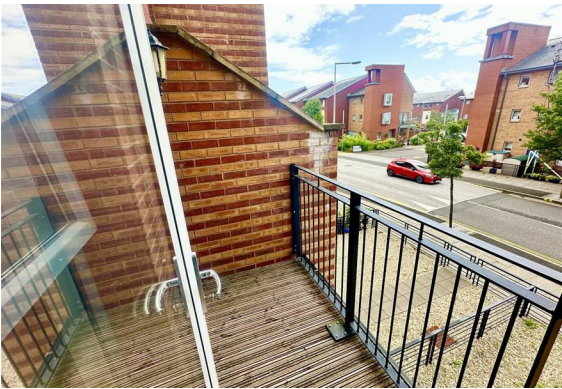
CLOAKROOM
White suite comprising WC and wall mounted wash hand basin. Fully tiled walls and floor. GCH radiator. Shaver point.

LOUNGE DINER KITCHEN
27'10" max x 17'2" max (narrow to 9'6") (8.49 max x 5.25 max (narrow to 2.9))

LOUNGE
Double glazed floor length windows to front. Tiled flooring. TV and telephone point. GCH radiator.

DINER
Double glazed French doors to courtyard garden. Two GCH radiators. Open to;

KITCHEN
A Range of cream wall, base and drawer units with wood effect work top over and tiled walls above. Stainless steel double oven. Five ring gas hob with stainless steel splashback. Stainless steel and glass chimney hood extractor fan. Cupboard housing GCH boiler. Integrated fridge freezer, washing machine and dishwasher. Double glazed window overlooking the courtyard.



FIRST FLOOR
Floor length window to front.

BEDROOM FOUR
10'0" x 6'8" (3.06 x 2.05)
Double glazed floor length window to rear. GCH radiator. Fitted wardrobe with sliding mirrored doors.

BATHROOM
12'4" x 6'9" (3.77 x 2.07)
Four piece suite comprising WC, corner shower, bath with hand held shower and wash hand basin recessed into vanity unit. Tiled walls and floor. Shaver point. GCH radiator. Wall mounted mirror.

BEDROOM TWO
13'8" x 9'6" (4.17 x 2.92)
Two double glazed windows. Double glazed door leading to sit out balcony. GCH radiator.

SECOND FLOOR
Loft access.

BEDROOM FOUR
9'9" x 8'2" (2.99 x 2.51)
Double glazed floor length window. GCH radiator. Fitted wardrobe with sliding mirrored doors.

MASTER BEDROOM
17'3" max x 14'6" max (5.26 max x 4.43 max)
Two double glazed windows and French door to sit out terrace. GCH radiator. Tv and telephone points.

ENSUITE
8'2" x 7'1" (2.49 x 2.16)
White suite comprising WC and wash hand basin recessed into a vanity unit. Fully tiled walls. Shaver point. GCH radiator. Wall mounted mirror.

EXTERNAL
Two allocated parking spaces. The front of the property is laid to paving and railings, the rear offers an enclosed courtyard garden.

TENURE
Freehold. The vendors pay a monthly amount to Beacon Housing for the upkeep of the communal areas. TBC

UTILITIES
Electric - Yes
Gas - Yes
Water - metered Welsh Water
Broadband - Currently not connected
You are advised to refer to Ofcom checker for mobile signal and coverage.

FURTHER INFORMATION
No HMO licenses allowed

