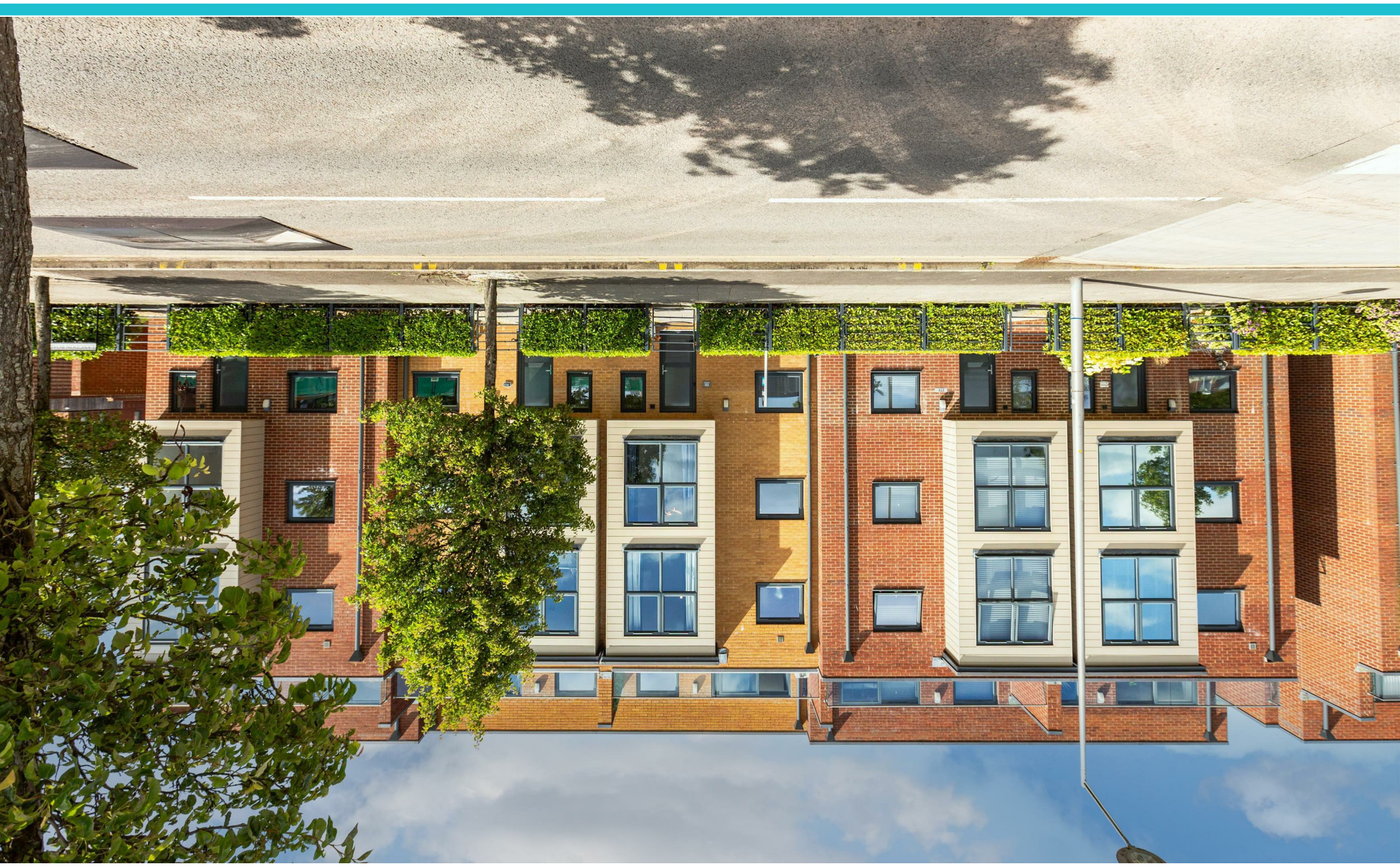
181 Langdon Road

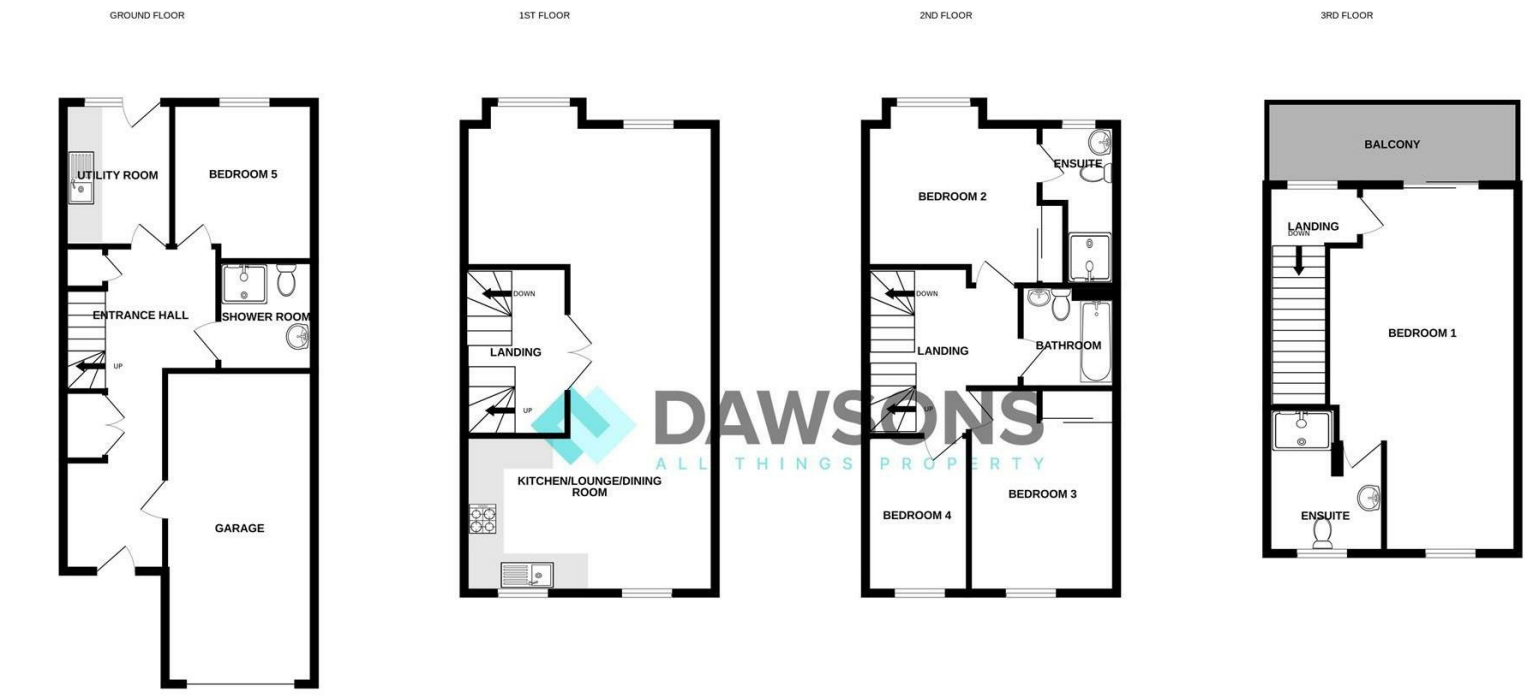
Marina, Swansea, SA1 8RE

Offers In The Region Of £400,000

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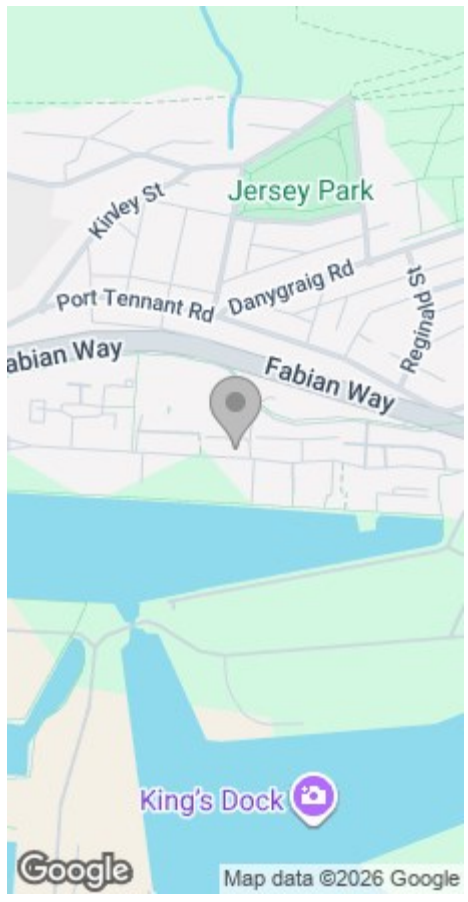
FLOOR PLAN



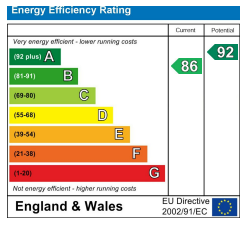
DAWSONS
ALL THINGS PROPERTY

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, omission or mis-statement. 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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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

Located in the vibrant Swansea Waterfront area of SA1, the property is conveniently placed to a variety of local restaurants, bars, doctors surgery and shops.
With great connections to all parts of the City and easy access to the M4 motorway this modern townhouse offers flexible living over four floors. The ground floor offers a bedroom, shower room, utility and garage accessible from the house. First floor has an open plan lounge, diner and stylish kitchen with integrated appliances. The second floor benefits from 3 bedrooms, ensuite and bathroom. The top floor master suite is currently used as a further reception room and home office with an ensuite and terraced balcony with views towards Mumbles and the sea and benefits from air conditioning.

Viewing is highly recommended to appreciate this lovely townhouse.







FULL DESCRIPTION

ENTRANCE HALL
GCH radiator. Door to storage cupboard. Door to garage. Stairs to first floor.

BEDROOM FIVE
10'5" x 9'3" (3.18 x 2.84)
Currently used as an office and work space.
Double glazed window to the rear. GCH radiator.

SHOWER ROOM
7'2" x 6'3" (2.20 x 1.92)
White suite comprising WC, pedestal wash hand basin and step in shower. Full tiled walls and floor.

UTILITY ROOM
9'5" x 7'1" (2.89 x 2.18)
Wall and base units with complimentary worktop over. Space for washing machine and tumble dryer. GCH radiator. Double glazed window and door leading to the rear of the property and Langdon Road.

STAIRS TO FIRST FLOOR LANDING

OPEN PLAN LOUNGE/KITCHEN DINING AREA
32'3" x 16'5" (9.83 x 5.02)

LOUNGE
Double glazed window and further floor length window with water views. GCH radiator. TV and telephone points. Fitted units offering storage and office space.

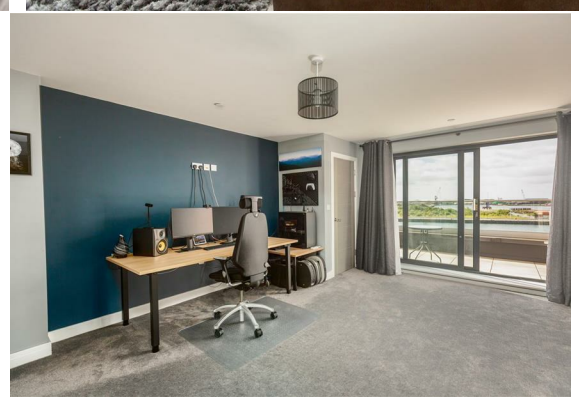
DINER
Open plan to Lounge and Kitchen. Double glazed floor length window. Built in bar area.



















KITCHEN
A range of stylish wall, base and drawer units with complimentary worktop over and breakfast bar. Stainless steel one and half bowl sink with drainer and mixer tap. Stainless steel eye level oven. Four ring induction hob with stainless steel chimney hood extractor fan. Integrated appliances. Wall mounted cupboard housing gas central heating boiler. Double glazed window to front .

STAIRS TO SECOND FLOOR

BEDROOM TWO
12'0" x 11'5" (3.67 x 3.48)
Double glazed window to rear with water views . Fitted wardrobes. GCH radiator. Door to;

ENSUITE
10'6" x 5'0" (3.22 x 1.54)
White suite comprising WC, wash hand basin recessed into a vanity unit and step in shower. Full tiled walls. Tiled floor. Chrome heated towel rail.

BATHROOM
6'9" x 6'3" (2.06 x 1.92)
White suite comprising WC, pedestal wash hand basin, bath and walk in shower. Chrome heated towel rail. Full tiled walls. Tiled floor.

BEDROOM THREE
13'5" x 9'8" (4.10 x 2.96)
Double glazed window to front. GCH radiator. Fitted wardrobes with sliding doors.

BEDROOM FOUR
10'4" x 6'9" (3.15 x 2.07)
Currently used as a dressing room.
Double glazed floor length window to front. GCH radiator.

STAIRS TO THIRD FLOOR

MASTER BEDROOM/ RECEPTION ROOM
24'2" x 12'6" (7.37 x 3.82)
Currently used as a second reception room and home office. Double glazed patio doors to the rear balcony with views across the water towards the sea and Mumbles Head and floor length window to the front with views to the mountains,. Air condition unit. Door to:

ENSUITE
9'6" x 7'8" (2.92 x 2.34)
White suite comprising WC, wash hand basin recessed into a vanity unit and step in shower. Full tiled walls and floor. Shaver point. Chrome heated towel rail. Double glazed window.

GARAGE
20'6" x 9'9" (6.27 x 2.99)
Door from Hallway into Garage.

PARKING
Driveway to front. Small enclosed garden to rear. Visitor parking is also available.

FREEHOLD
The vendors have informed us that they pay a yearly charge for the upkeep of communal areas, TBC

COUNCIL TAX BAND G

EPC RATING B

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