



Groveswood
Groves Avenue | Langland | Swansea | West Glamorgan | SA3 4QF

 FINE & COUNTRY

Welcome to Grovewood, a gorgeous five-bedroom detached home, beautifully positioned within the highly sought-after coastal location of Langland. Set within wonderful, mature gardens and just a short distance from the ever-popular Langland Bay, this impressive residence offers approximately 4,000 sq. ft. of versatile accommodation arranged over three floors. With the added benefit of an outdoor swimming pool, potential to create a self-contained annex, subject to the necessary planning permissions, and beautiful sea views framed by the surrounding greenery, Grovewood presents a wonderful opportunity for family living in one of Swansea's most desirable locations.

Langland is renowned for its beautiful coastline, relaxed village atmosphere and excellent lifestyle offering. With Langland Bay, picturesque coastal walks, cafés, restaurants and the vibrant village of Mumbles all close by, the area perfectly combines seaside living with everyday convenience. Its excellent selection of local amenities, leisure opportunities and highly regarded schools, together with easy access into Swansea, continue to attract families and those seeking a beautiful coastal setting.

Let us now take a look in more detail...

Approach

After travelling through the sought-after area of Langland and along Groves Avenue, inviting double gates, complete with lighting, welcome you onto the attractive brick-paved driveway. Providing parking for multiple vehicles and lined with raised flower beds, the approach offers a lovely introduction to Grovewood. From the moment you arrive, you will appreciate the home's peaceful surroundings and prime position within this highly desirable coastal location.





Step Inside...

Entrance

Stepping inside, you are welcomed into an impressive entranceway, where double-height ceilings immediately create a wonderful sense of space. A naturally bright space thanks to the Velux windows and frosted windows positioned alongside the front door. This area enjoys wooden flooring, spotlights and feature central lighting. Your eyes are naturally drawn upwards towards the attractive gallery landing, which overlooks the entranceway. This central hub provides access to the principal living accommodation, along with a useful ground-floor WC and cloak cupboard, ideal for keeping coats and shoes neatly out of sight.

Ground Floor WC

Conveniently positioned off the entranceway, the ground-floor WC is furnished with a WC, wash basin with useful storage beneath, wooden flooring, tiled walls, spotlighting and a frosted window.

Study

Situated to the front of the home, the study enjoys a large window overlooking the front courtyard. Currently utilised as a home office, this versatile room could equally serve as a playroom, additional sitting room or a space tailored to suit your individual needs. The room is finished with wooden flooring and benefits from fitted shelving.





Lounge

The beautifully bright lounge is a wonderfully peaceful space in which to relax and unwind, with an abundance of natural light flooding through the array of windows and double doors leading out to the garden. From here, lovely sea views can be enjoyed through the mature trees, creating a tranquil and private outlook. Generously proportioned, the room features wooden flooring, high ceilings with attractive exposed beams, spotlighting and a lovely wood burner set upon a slate hearth, creating a striking focal point. Folding doors open into the dining room, allowing the two spaces to be connected when entertaining or enjoying family time.

Dining Room

Another beautifully bright room, the dining room enjoys double glass doors opening out to the rear, flanked by windows which frame lovely views across the garden and towards the sea. The room is laid with wooden flooring and benefits from wall and central lighting, along with a feature ceiling rose.

Open-Plan Kitchen/Breakfast/Family Room

Undoubtedly the heart of the home, this stunning open-plan kitchen, breakfast and family room offers a wonderful connection between indoor and outdoor living. Flooded with an abundance of natural light through its triple-aspect windows and two sets of bifold doors, the space enjoys beautiful views across the garden and towards the sea, framed by mature trees and greenery.

The kitchen and breakfast area is fitted with a range of wall and base units topped with granite work surfaces. At its heart is a kitchen island providing additional storage, granite worktops, a large Belfast sink with adjustable tap, an Electrolux dishwasher and a breakfast bar capable of accommodating four stools. Further features include an AGA cooker with extractor fan above, a slimline cooler and space for a generous fridge/freezer. The kitchen area is laid with striking black Welsh slate tiles.

The family area offers wooden flooring, whilst the entire space benefits from spotlighting. The vaulted ceiling within the family area is enhanced by a feature chandelier, and there is ample room to accommodate both a dining table and comfortable seating, creating a fantastic space for everyday family life and entertaining. From here, access is provided into an inner hallway, whilst a further doorway leads to a stairway giving access to two additional versatile rooms. From the foot of the stairway, there is also access out to the front of the property.







First Floor Landing

Let us now take a look at the first floor of the main home. Returning to the entranceway, ascend the carpeted stairway to the gallery landing, which overlooks the impressive entrance below. This central landing provides access to four bedrooms all with en-suites, the family bathroom and a further doorway leads to a second stairway, guiding you up to the fifth bedroom.

Principal Suite

Situated to the rear of the home, the principal bedroom enjoys a wonderful dual-aspect position, with windows allowing natural light whilst framing lovely views across the garden and towards the sea. This generous bedroom is laid with wooden flooring and benefits from spot and wall lighting. There is also the added benefit of a large storage cupboard and a superb walk-in dressing room, fitted with an array of wardrobes offering hanging rails, shelving and a dressing table with drawers. The private en-suite is appointed with a WC, bidet, twin wash basins with storage beneath, a feature freestanding bath with handheld shower, walk-in shower, two heated towel rails, tiled flooring, tiled walls, spotlighting and a frosted side window. The bedroom also features a bespoke mirror commissioned from renowned jewellery designer Gill Clement.

Bedroom Two & En-Suite

Another generously proportioned room, Bedroom Two is situated to the rear of the home and enjoys dual-aspect windows framing views across the garden and towards the sea. Naturally bright and welcoming, the room benefits from wooden flooring and spotlighting. The private en-suite is furnished with a WC, wash basin with storage beneath, shower cubicle, heated towel rail, tiled flooring, tiled walls, spotlighting and a frosted side window.

Bedroom Three & En-Suite

Positioned to the front of the home, Bedroom Three enjoys a dual-aspect position, with windows allowing natural light whilst providing outlooks to the front and rear, including views across the garden and towards the sea. The bedroom benefits from wooden flooring and spotlighting, whilst the private en-suite is furnished with a WC, wash basin with storage beneath, shower cubicle a heated towel rail, tiled flooring and walls, spotlighting and a frosted side window.

Bedroom Four & En-Suite

Bedroom Four is positioned to the front of the home, with a window overlooking the front courtyard. The room benefits from wooden flooring and spotlighting and is served by its own private en-suite, furnished with a WC, wash basin, shower cubicle, wooden flooring, tiled walls and a frosted side window.

Family Bathroom

Completing the first-floor accommodation is the family bathroom, furnished with a WC, bidet, wash basin, a fitted bath with a handheld shower, wooden flooring, partially tiled walls and an extractor fan.

Bedroom Five

Ascending the carpeted stairway to the second floor, you arrive at a generous fifth bedroom offering an abundance of versatile space. Laid with carpeting and enjoying a vaulted ceiling with spotlighting, the room is naturally bright thanks to two Velux windows, which also offer views towards the sea. Two useful eaves storage cupboards provide additional practicality, whilst the generous proportions of this room mean it could be adapted to suit a variety of requirements.





Potential for a Self-Contained Annex

Now let us take a look at the fantastic potential this home has to offer. This section of Grovewood provides exciting possibilities for conversion into a self-contained annex, subject to the necessary planning permissions and consents. With its own collection of versatile rooms, bathroom facilities and access points, it could provide ideal accommodation for extended family, guests or a variety of other uses.

Inner Hallway

Situated just off the kitchen area, the inner hallway is laid with tiled flooring. This connecting space provides access to a further WC, utility room, the integral double garage, and a useful under-stairs storage.

WC

The additional WC is furnished with a WC, wash basin with storage beneath, tiled flooring, partially tiled walls, spotlighting and an extractor fan.

Utility Room

A useful utility room provides additional storage units and a single stainless-steel sink, together with space for two under-counter appliances. Here you also have tiled flooring, a large window overlooks the garden and a doorway provides direct access out to the rear of the property and the pool.

Integral Double Garage

The generous integral double garage can be accessed either internally from the hallway or externally via two electric up-and-over doors. Offering an abundance of space, the garage could comfortably accommodate vehicles or alternatively provide an excellent workshop, home gym or form part of the accommodation for a potential self-contained annex. The garage also houses the heating system for the outdoor swimming pool.

Versatile Space/Additional Bedroom

Ascending the stairway from the family area, you arrive at an incredibly bright and versatile room, where an array of windows and double doors opening out onto the balcony allow natural light. From here, stunning views can be enjoyed across the garden and towards the sea, beautifully framed by the mature trees. With wooden flooring, vaulted ceilings and spotlighting, this room could make a fantastic additional reception room, bedroom for a potential self-contained annex or a space designed entirely around your individual needs. Situated directly off this room is a further versatile space, ideal as a dressing room or generous storage area, together with a bathroom furnished with a WC, wash basin, roll-top bath with handheld shower attachment, a heated towel rail, tiled flooring, partially tiled walls and a large Velux window.





Step Outside...

The grounds at Grovewood offer a wonderfully peaceful setting, where the sounds of the sea, waves crashing and nature create a truly relaxing backdrop. Wrapping beautifully around the home, the gardens provide an extensive patio area with an array of spaces for outdoor furniture and entertaining, together with lawned areas and an outdoor swimming pool. Mature trees and shrubs surround the grounds, creating a lovely sense of privacy whilst also providing a secure environment for children and pets. With so many direct connections between the house and garden, the two spaces work wonderfully together to create an exceptional environment for family life and entertaining. Pathways guide you around the home, whilst to the front, the attractive brick-paved driveway provides parking for multiple vehicles and is complemented by raised flower beds and a mature fig tree which produces delicious, sweet fruits yearly.



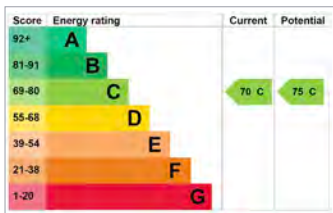


Local Area

Langland is widely regarded as one of Swansea's most desirable coastal locations, offering a wonderful combination of seaside living and everyday convenience. At its heart is the beautiful Langland Bay, renowned for its sandy beach, iconic beach huts and picturesque promenade, with opportunities for swimming, surfing, paddleboarding and coastal walks. The neighbouring village of Mumbles is just a short distance away and offers an excellent selection of independent shops, boutiques, cafés, bars and restaurants, alongside a range of everyday amenities. Nearby Caswell Bay and Bracelet Bay, together with the spectacular Gower Coast Path, provide even more opportunities to enjoy the beautiful coastline and surrounding scenery.

Popular with families, Langland benefits from well-regarded schools and a range of nearby sporting and leisure facilities, including golf, tennis and water sports. Swansea city centre is easily accessible, offering a wider selection of shopping, dining, entertainment and cultural attractions, as well as excellent rail links towards Cardiff and London and convenient access to the M4 corridor. With the wider Gower Peninsula and its beautiful beaches and countryside also on the doorstep, Langland offers an exceptional lifestyle and it is easy to understand why this sought-after coastal location remains such a popular place to call home.





Additional Property Information

Chain Free
Freehold
Tax Band - I
Gas/Electric
Mains Water - Billed
Mains Drainage
Neighbour has a right of access over drive
Ultrafast Broadband Available
For mobile coverage please visit
<https://checker.ofcom.org.uk>
ALL MATERIAL INFORMATION MUST
BE CHECKED BY A SOLICITOR

Grovewood

Approximate Gross Internal Area = 330.8 sq m / 3561 sq ft
Garage = 65.2 sq m / 702 sq ft
Total = 396.0 sq m / 4263 sq ft



Illustration for identification purposes only, measurements are approximate.

Asking price £1,750,000

Fine & Country Swansea
77 Newton Road, Mumbles, Swansea, West Glamorgan, South Wales, SA3 4BN0
1792 367301 | swansea@fineandcountry.com

