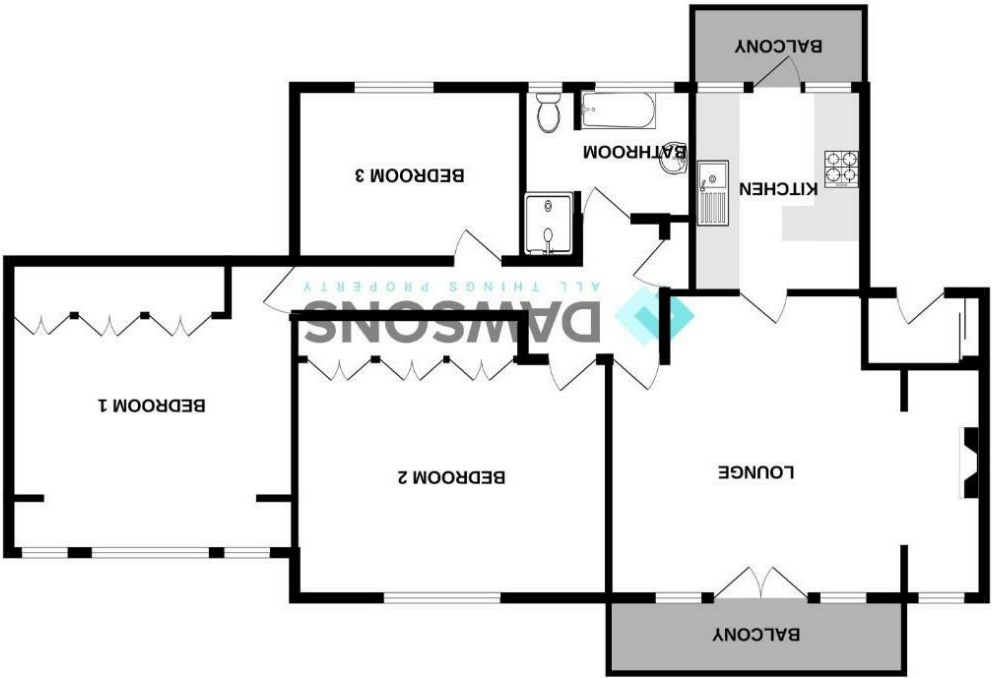


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

Whilst every address has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and 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 operation or efficiency can be given.

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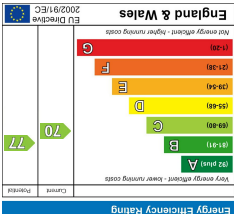
FLOOR PLAN

GROUND FLOOR



AREA MAP

EPC



GENERAL INFORMATION

An exceptional opportunity to acquire an extremely spacious top-floor, three-bedroom apartment of a well-maintained development in the highly sought-after Langland area. This attractive apartment enjoys an enviable position with partial sea views just a stone’s throw from Langland Bay Golf Course, the stunning Langland Bay beach, and picturesque clifftop walks. The vibrant village of Mumbles, with its excellent selection of shops, bars, restaurants, and the scenic seafront promenade, is also close at hand, offering a coastal lifestyle like no other.

The accommodation is accessed via a communal entrance with both lift and stair access to all floors. The apartment itself opens into a porch, leading through to a bright open-plan lounge/dining area, where doors open onto a south-west facing balcony, ideal for enjoying coastal air and evening sunsets. The fitted kitchen benefits from access to a second balcony, providing additional outdoor space.

There three well-proportioned bedrooms and a bathroom, making the property suitable as a main residence, holiday home or a buy to let opportunity.

FULL DESCRIPTION

Entrance Porch

Lounge
16'0" x 15'6" (4.9 x 4.74)

Kitchen
10'9" x 9'0" (3.3 x 2.76)

Hallway

Bedroom 1
15'0" x 12'5" (4.58 x 3.8)

Bedroom 2
16'6" x 12'6" (5.03 x 3.83)

Bedroom 3
12'0" x 9'1" (3.66 x 2.79)

Bathroom



Parking
Single garage.

Tenure
Leasehold - 125 year lease from 1/05/1995. 94 Years remaining. Service charge - £2761 per annum The new owner will become a shareholder in Brynfield Court Owners Ltd, the company that owns the freehold of the building and acts as landlord. This structure means that the leaseholders collectively have control over how the building is managed.

Council Tax Band
F

EPC - C

Services
Mains gas, electric, water and drainage. There is a water meter. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

