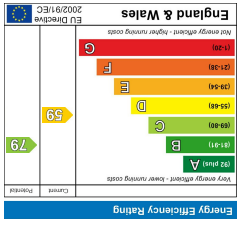


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

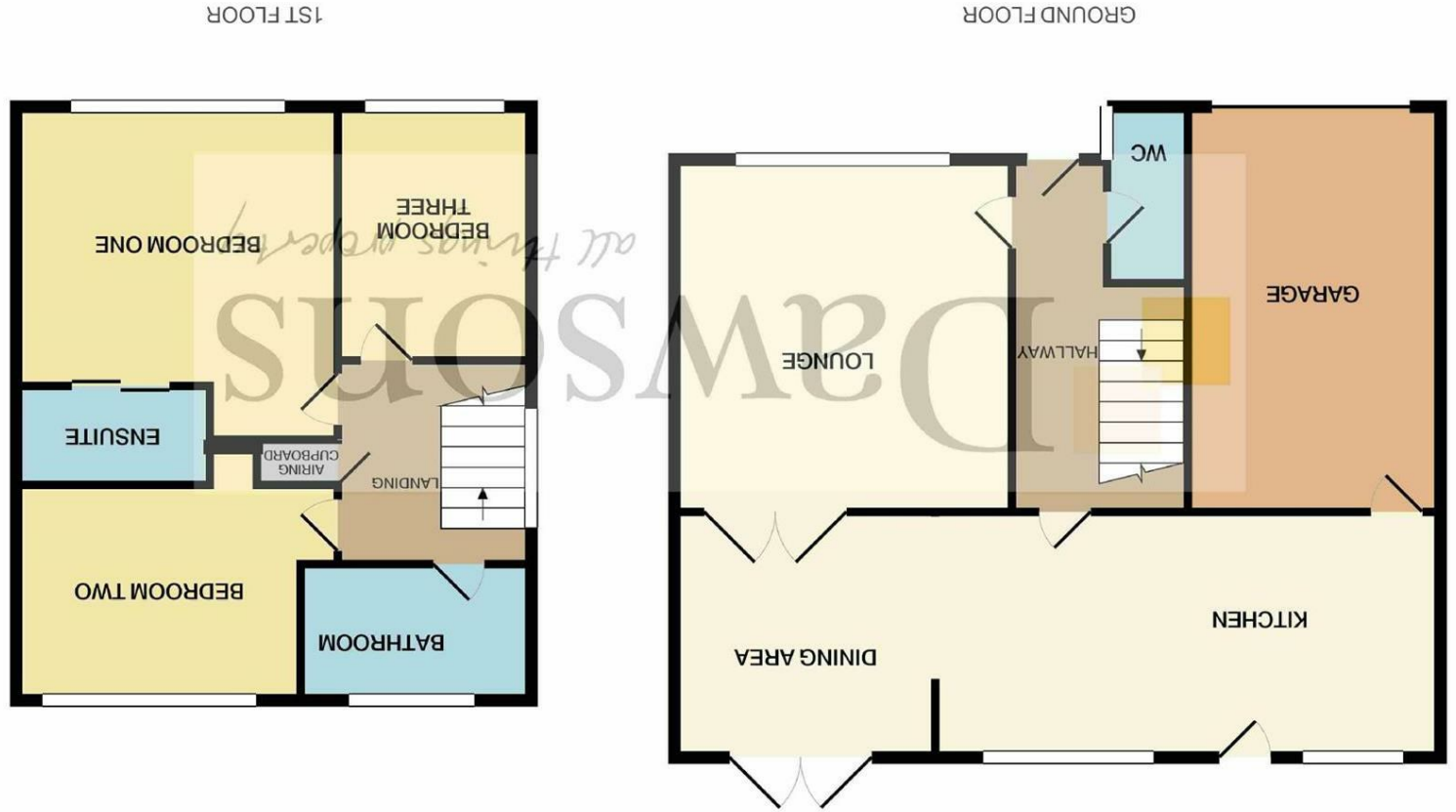
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such 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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EPC



AREA MAP



FLOOR PLAN



**7 Lambswell Close**  
 Langland, Swansea, SA3 4HJ  
**Offers In The Region Of £449,950**





## GENERAL INFORMATION

An opportunity to purchase a recently renovated delightful detached three bedroom home. Positioned in a picturesque setting enjoying panoramic sea views from the elevated front aspect. The property is ideally situated close to cliff path walks, the bustling seaside village of Mumbles and local beaches. The accommodation itself briefly comprises: entrance hall, WC, lounge and kitchen open plan into dining area. To the first floor are three bedrooms with the master bedroom benefitting from ensuite facilities and bathroom. Externally to the front is driveway leading to garage along with garden area. To the rear is an enclosed garden laid to lawn with raised decking area. Viewing is recommended to appreciate the standard and location of the property. EPC D

## FULL DESCRIPTION

### Entrance

Enter via double glazed front door into:

### Hallway

Laminate wood effect flooring, Radiator. Coving to ceiling. Stairs to first floor. Rooms off.

### WC

Fitted with a two piece suite comprising wc and wash hand basin. Tiled wall. Tiled flooring. Double glazed window to side.

### Lounge

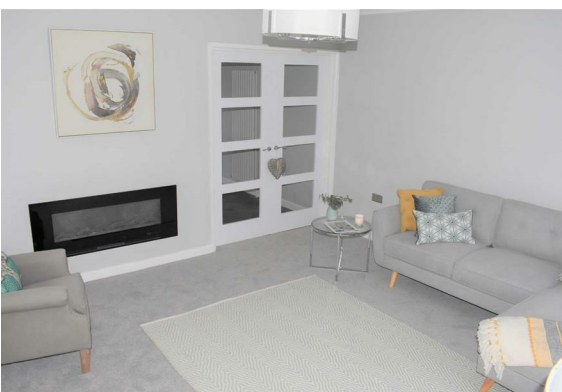
13'2" x 14'0" (4.01 x 4.27)

Double glazed window to front with partial sea views. Inset electric feature fire. Modern upright radiator. Coving to ceiling. French door into dining area.

### Kitchen

19'06" x 10'06" (5.94 x 3.20)

Fitted with a range of wall and base units with work surfaces over. Stainless steel sink with drainer unit and mixer tap over. Inset four ring electric hob with oven under and extractor hood over. wall mounted integrated microwave. Integrated dishwasher, fridge/freezer and washing machine. Coving and spotlights to ceiling. Laminate wood effect flooring. Modern upright radiator. Double glazed windows to rear. Double glazed door to garden. Door to garage. Open plan into:



### Dining Area

10'02" x 9'07" (3.10 x 2.92)

Double glazed french door to patio seating area and garden, Modern upright radiator. Coving and spotlights to ceiling. Laminate wood effect flooring.

### Stairs To First Floor

### Landing

Frosted glass double glazed window to side. Access to loft space. Built in airing cupboard housing central heating boiler with shelving. Coving to ceiling.

### Bedroom One

12'06" x 13'0" (3.81 x 3.96)

Double glazed window to front with sea views. Radiator. Coving to ceiling. Door to:

### Ensuite

Fitted with a three piece suite comprising, wc, wash hand basin into vanity unit and shower cubicle with electric shower. Wall mounted chrome heated towel rail. Tiled walls. Tiled flooring.

### Bedroom Two

36'1" x 8'04" (11 x 2.54)

Double glazed window to rear. Coving to ceiling. Radiator.

### Bathroom

Fitted with a three piece suite comprising: wc, wash hand basin into vanity unit and P-shaped bath with electric shower over. Spotlights to ceiling. Tiled flooring. Tiled walls. Frosted glass double glazed window to rear.

### Bedroom Three

7'06" x 9'11" (2.29 x 3.02)

Double glazed window to front with sea views. Coving to ceiling. Radiator.

### EXTERNALLY

### To The Front

Driveway parking leading to garage. Pathway to front door with garden area bordered with mature shrubs.

### To The Rear

Enclosed garden area laid to lawn with elevated decked seating area along with patio seating area. Side access.

### Tenure

Freehold

