

NC/KH/48525/210416

DESCRIPTION

An attractive detached family house occupying a lovely plot in Langland. Offering three double bedrooms, two receptions, kitchen, utility, WC and family bathroom this home offers huge potential for modernising and extending (subject to planning).

Externally there is a pretty garden and sun terrace to the front. The driveway runs to the side of the house up to the detached garage. The rear garden is very pretty and mature and offers excellent scope for a family.

Langland Court Road is a prime Langland address which is situated approximately 800 yards from Langland Bay and also easy access to the boutiques, amenities and eateries of Mumbles village. The property also falls within Bishopston School Catchment area.

ENTRANCE PORCH

Entered via wood panel front door, tiled flooring, glazed door with wrought iron detail into:

RECEPTION HALL

Stairs to first floor, understairs cupboard, Parquet flooring, original obscure casement window with stained glass detail to the stairwell, radiator, door to:

DOWNSTAIRS CLOAKROOM

Low flush WC, wash hand basin, radiator, original leaded window to side elevation.

RECEPTION ROOM 1

16'4 excluding bay window x 12'11 (4.98m excluding bay) Leaded bay window to front elevation, two leaded windows to side elevation, two radiators, brick built fireplace with tiled hearth, coving to ceiling, picture rail, plate rack on one wall.

RECEPTION ROOM 2

13'10 x 12'10 (4.22m x 3.91m) Double glazed window and French windows to front elevation leading out on to covered sun terrace which then

leads out on to the front garden, Parquet flooring, radiator, two leaded windows to side elevation, tiled open fireplace with tiled surround and hearth and wooden mantelpiece, coving to ceiling, picture rail.

KITCHEN

13'9 x 9'4 (4.19m x 2.84m) Original leaded windows to sides, small obscure leaded window to side, radiator, built-in storage cupboard, contemporary kitchen with base and eye level units, roll top work surfaces, stainless steel 1½ bowl sink drainer unit, spaces for dishwasher and fridge, built-in oven with hob and extractor, door to:

UTILITY ROOM

9'5 x 3'8 (2.87m x 1.12m) Plumbing for washing machine, counter top, leaded window to rear elevation, obscure glazed door to side elevation leading out to the rear garden.

FIRST FLOOR LANDING

Galleried landing, leaded window to stairwell, airing cupboard to one end housing the wall mounted gas combination central heating boiler, doors to:

BEDROOM 1

16'7 excluding bay x 13' (5.05m excluding bay x 3.96m) Double glazed bay window to front elevation with partial sea views, radiator, two leaded windows to side elevation, built-in wardrobes across one wall.

BEDROOM 2

14' x 11'11 excluding bay (4.27m x 3.63m excluding bay) Double glazed bay window to front elevation, radiator, two built-in wardrobes, built-in cupboards, two casement leaded windows to side elevation.

BEDROOM 3

9'11 x 9'5 (3.02m x 2.87m) Two leaded windows, one to the side and one to the rear, picture rail.

FAMILY BATHROOM

Low flush WC, pedestal wash hand basin, bath with tap shower mixer over, radiator, ceramic tiling to three walls, two obscure leaded windows to rear elevation, coving to ceiling.

EXTERNALLY

To the front of the property is a walled front garden with a pretty lawned front garden behind, mature flower and shrub borders, covered sun terrace across the front of reception room 2. Tarmac driveway leads up the side of the property to a **GARAGE** to the rear. The rear garden has steps up to a lawned area with rockery, mature planting, trees to the side, **OUTHOUSE** and **TIMBER BUILT SHED**. Path leads all the way up to the back.

SERVICES

We have assumed mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 360060 or e-mail mumbles@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our branch in Newton Road, take a left-hand turn at the traffic lights onto Langland Road. This leads into Southward Lane and Caswell Road. Take the next left-hand turn onto Brynfield Road and the first left onto Langland Court Road. Follow the road along and number 7 can be found on the left hand side.