



1 Hillcrest, Langland, Swansea, SA3 4PW  
Asking Price **£524,950**

Opportunity to purchase a detached spacious five bedroom property offering versatile living, set in the highly desirable location of Langland boasting sea views. Close by to the cliff top walks giving access to the local award winning beaches, also within easy reach of the bustling seaside village of Mumbles. The property briefly comprises; entrance hallway leading to lounge, dining room, kitchen/utility area, cloakroom and study. To the first floor are five bedrooms, family bathroom and a separate W.C. Externally driveway, garage to the front, laid to lawn gardens wrapping around the side and the rear of the property surrounded by mature plants & shrubs. Viewing recommended to appreciate this lovely home and bay views on offer.

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#### Entrance

Enter via uPVC double glazed front door into:

#### Hallway

Double glazed window to front. Stairs to first floor with under stairs storage cupboard. Two radiators. Wooden flooring. Doors to:

#### Lounge 22'0 x 14'0 (6.71m x 4.27m)

Double glazed windows to front and rear along with two full length windows to side providing plenty of natural light, giving this spacious room a bright and airy feel. Feature fireplace housing coal effect fire set with a marble surround and hearth, offering an attractive focal point. Three radiators. Wooden flooring. Plain plastered and coved ceiling.

#### Dining Room 12'0 x 11'0 (3.66m x 3.35m)

Double glazed patio doors to rear connecting the garden and home beautifully. Wooden flooring. Plain plastered ceiling.

#### Kitchen 12'0 x 11'0 (3.66m x 3.35m)

Double glazed window to rear. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Integrated fridge/freezer. Cupboard housing boiler. Space for cooker with extractor above. Radiator. Tiled splash back and flooring. Plain plastered ceiling. Archway and step down to:

#### Utility Area 12'0 x 5'0 (3.66m x 1.52m)

Double glazed window to rear and privacy glazed door leading to front. Fitted with a range of wall and base units with complementary work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Spaces for washing machine, tumble dryer and dish washer. Plain plastered ceiling.

#### Cloakroom

Double glazed privacy window to side. Comprising low level W.C and wash hand basin set over vanity unit. Radiator. Part tiled walls and tiled flooring. Plain plastered ceiling.

#### Study 10'0 x 5'0 (3.05m x 1.52m)

Double glazed window to front. Radiator. Plain plastered ceiling.

#### First Floor

#### Landing

Radiator. Plain plastered ceiling. Doors to:

#### Bathroom

Double glazed privacy window to front. Three piece suite comprising wash hand basin set over vanity unit, panel bath and separate walk in shower cubicle with glass enclosure. Radiator. Part tiled walls and tiled flooring. Plain plastered ceiling with attic hatch.

#### W.C

Double glazed window to front. Comprising low level W.C and pedestal wash hand basin. Tiled flooring. Plain plastered ceiling.

#### Bedroom One 12'0 x 10'0 (3.66m x 3.05m)

Double glazed windows to side and rear with fantastic sea views. Storage cupboard. Door to:

#### Bedroom Two 14'0 x 10'0 (4.27m x 3.05m)

Double glazed windows to front and side. Storage cupboard.

#### Bedroom Three 12'0 x 9'0 (3.66m x 2.74m)

Double glazed window to rear. Plain plastered ceiling.

#### Bedroom Four 12'0 x 12'0 (3.66m x 3.66m)

Double glazed windows to rear and side. Plain plastered ceiling.

#### Bedroom Five 12'0 x 9'0 (3.66m x 2.74m)

Double glazed window to front. Fitted wardrobes. Storage cupboard.

#### External

#### Front

Block paved driveway leading to single garage, remainder of the garden is laid to lawn, beautifully maintained and wraps around to:

#### Side/Rear

Large, well maintained garden mainly laid to lawn. Adjacent to the property steps lead down to with beautifully vibrant flower beds housing a variety of colourful plants and shrubs to either side. The garden is enclosed to all sides and benefits from a green house to the side. Lovely sea views can be enjoyed from all aspects.

#### DIRECTIONS

From our Mumbles Showroom proceed up Newton Road, turn left into Langland Road and proceed up the hill at the bend towards the top of the road bear left into Higher Lane. Take a left hand turn into Cambridge Road and then left in to Hillcrest, the property is situated on the left hand side.

TENURE: Freehold

COUNCIL TAX: G

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

