



# Hillcrest House, Apt C Higher Lane, Langland SA3 4NS

Offers in the region of £269,950

An Outstanding Apartment  
 Superb Langland Location  
 Light, Spacious Accommodation  
 Short Walk From Bays And Mumbles  
 Village

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-100) <b>A</b>			(92-100) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>	81	82
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

**CWJ/WJ/61774/060218**

## **DESCRIPTION**

This stylish apartment could work as a possible holiday let or permanent residence in a really superb Langland location.

From its elevated position the property offers partial views of the bay from the balcony, and is within walking distance of Rotherslade, Langland and Mumbles village.

This apartment is light and spacious, accommodation comprises living room which opens onto the balcony, kitchen and two double bedrooms, both with en suites. Externally there is allocated parking.

The elevated aspect of this property offers unobstructed views, viewing highly recommended.

A great Holiday Let investment.

## **HALLWAY**

Entered via wooden door, radiator, coved ceiling, doors to;

## **LIVING ROOM**

18'3 x 16'8 (5.56m x 5.08m)

Coved ceiling, double glazed bay window to front, double glazed window to side, patio door leads out onto the balcony, two radiators.

## **KITCHEN**

7'5 x 6'9 (2.26m x 2.06m)

Fitted with wall and base units with work surfaces over, sink and drainer unit with mixer tap, integral hob and cooker with extractor fan over, space for washing machine, gas fired combination boiler, part tiled walls, coved ceiling, tiled floor, double glazed window to side.

## **BEDROOM ONE**

15'9 x 12'3 (4.80m x 3.73m)

Radiator, coved ceiling, two double glazed windows to front elevation.

## **EN-SUITE SHOWER ROOM**

Shower cubicle, wash hand basin, WC, extractor fan, heated towel rail, tiled floor, part tiled walls, double glazed window to side.

## **BEDROOM TWO**

16'3 x 10'7 (4.95m x 3.23m)

Radiator, coved ceiling, double glazed bay window to side.

## **EN-SUITE BATHROOM**

Bath, wash hand basin, WC, extractor fan, tiled floor, part tiled walls, heated towel rail.

## **BALCONY**

Decked balcony with glass and metal balustrade.

## **EXTERNALLY**

Storage Cupboard in Ground Floor Lobby. Allocated parking for one car.

## **SERVICES**

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 Leasehold

## **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 Office, turn right onto Newton Road. At the traffic lights, turn left onto Langland Road and follow the road along and up the hill. Take the first right, the property can be found immediately on the right hand side.