



Apt D, 1 Higher Lane, Langland, Swansea, SA3 4NS  
**Asking Price £250,000**



A rare opportunity to purchase a delightful first floor two bedroom apartment, benefitting from its own private rear garden. This spacious property is situated in an elevated position to enjoy the the best of coastal living set close to the award winning beach of Langland and is close to local amenities. The accommodation briefly comprises: open plan lounge/diner/kitchen area, utility room and two bedrooms both benefitting from en suite shower rooms. There is a communal entrance door to the front with steps leading to the apartment. Externally to the front are two allocated parking spaces. To the rear of the property there is a side entrance giving separate access to the apartment along with a private enclosed garden, patio terrace and summer house. Viewing is highly recommended to appreciate standard of the accommodation.

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**Entrance**

Door into communal hallway with stairs leading to first floor to apartment door.

**Entrance/Hallway**

Door into hallway. Telephone security system. Radiator.

**Bedroom One 13'00 x 9'08 (3.96m x 2.95m)**

Coved ceiling. UPVC double glazed window to side. Radiator. Door into:

**En-suite**

UPVC double glazed frosted glass window to side. Fitted with a three piece suit comprising: Wash hand basin. WC. Shower cubicle with mains shower over. Tiled flooring. Part tiled walls. Wall mounted chrome heated towel rail.

**Open Plan Kitchen/Diner/Lounge 19'00 x 11'07 (5.79m x 3.53m)**

Coved ceiling. UPVC double glazed window to side. Fitted with a range of wall and base units with granite work surfaces over, stainless steel sink with mixer tap. Built in Electric oven with built in ceramic four ring hob and

extractor hood over. Walls tiled to splashback. Integrated fridge. Integrated dishwasher. UPVC double glazed window to rear. Radiator. Cork effect flooring. . UPVC double glazed stable style door leading onto garden. Steps leading to hallway.

**Utility Room 7'02 x 4'11 (2.18m x 1.50m)**

Coved ceiling. UPVC double glazed window to side. Base unit with work surface over. Walls tiled to splash back. Space for Freezer. Plumbing for washing machine. Cork effect flooring.

**Bedroom Two 10'07 x 7'07 (3.23m x 2.31m)**

Coved ceiling. UPVC double glazed windows to side and rear. Radiator. Door into:

**En-suite**

Fitted with a three piece suite comprising: Wash hand basin with mixer tap walls tiled to splash back. WC. Shower cubicle with mains shower over. Wall mounted chrome heated towel rail. Tiled flooring.

**External**

**Front**

Two allocated parking spaces.

**Rear**

Enclosed garden with various flowers, trees and shrubs giving a feeling of space and privacy. Pathway leading to a patio seating area. Summer house.

**TENURE:** Leasehold

**COUNCIL TAX:** N/A

**EPC RATING:** D

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

