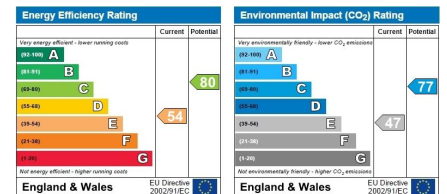




## 7 Cambridge Gardens, Langland SA3 4PP

**Offers in the region of £455,000**

Three Bedroom Detached Chalet Style House,  
Spacious Accommodation,  
Fabulous Langland Location, Front and Rear gardens, Parking And Garage.  
EER: E54



**NR/RO/67736/030519**

## **DESCRIPTION**

An opportunity to purchase this superb three bedroom detached house situated in this peaceful residential highly sought after area of Langland. There are views from the property over the Bristol Channel, there is a drive with single garage and an attractive rear garden. This modern spacious property is an ideal family home in this fabulous location within close proximity of the beautiful beaches of Rotherslade and Langland Bay and the cosmopolitan village of Mumbles. **VIEWING HIGHLY RECOMMENDED. EER: E54**

## **PORCH**

Enter via obscure double glazed door with side screen, tiled flooring, door to;

## **HALLWAY**

Stairs to first floor, wooden flooring, radiator.

## **BEDROOM THREE/ RECEPTION ROOM**

12'9 x 10'3 (3.89m x 3.12m)  
Double glazed window to front, coved ceiling, wooden flooring, radiator.

## **LOUNGE/DINING ROOM**

19'9 x 10'8 (6.02m x 3.25m)  
Double glazed window to front, wooden flooring, coved ceiling, 2 radiators.

## **KITCHEN**

12'11 x 10'3 (3.94m x 3.12m)  
Double glazed window to rear, double glazed stable

style door to side, fitted with a range of wall and base units with work surfaces over, 1½ bowl sink with drainer, plumbing for dishwasher and washing machine, space for cooker and fridge/freezer, tiled splash back, vinyl flooring, coved ceiling.

## **SITTING ROOM**

13'8 x 10'3 (4.17m x 3.12m)  
Double glazed patio doors open to rear garden, wooden flooring, wall mounted radiator.

## **SHOWER ROOM**

13'1 x 4'6 (3.99m x 1.37m)  
Double glazed obscure window to side, walk-in shower with over head shower, wash hand basin, WC, tiled walls, vinyl flooring, extractor fan, radiator.

## **FIRST FLOOR LANDING**

Doors to;

## **BEDROOM ONE**

12'11 x 12' (3.94m x 3.66m)  
Double glazed window to front, original floorboards, radiator.

## **EN-SUITE BATHROOM**

Fitted with walk-in shower, tiled walls, wash hand basin, low level WC, vinyl flooring.

## **BEDROOM TWO**

12'11 x 10'2 (3.94m x 3.10m)  
Double glazed window to rear, radiator, fitted with a range of wardrobes across one wall housing hanging and shelving space.

## **EXTERNALLY**

To the front there is a driveway leading to a **GARAGE** with a lawned garden to the side. To the rear is a spacious garden being enclosed and mainly laid to lawn with patio/seating areas. The garden is planted with many mature plants and shrubs.

## **SERVICES**

We are advised all mains services are connected to the property.

## **VIEWING**

By appointment with the selling Agents on 01792 360060 or e-mail [mumbles@johnfrancis.co.uk](mailto: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 offices on Newton Road, turn right and at the traffic lights turn left onto Langland Road. Follow it up the hill and just before the sharp right-hand bend in the road, turn left onto Higher Lane. Follow the road along until you get to Cambridge Road on the left-hand side.