



1 Cambridge Gardens, Langland, Swansea, SA3 4PP

- FOR SALE BY ONLINE AUCTION
- PLEASE CONTACT THE OFFICE TO EXPRESS YOUR INTEREST OR FOR MORE INFORMATION

OFFERS IN EXCESS OF £315,000

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SUMMARY

For sale by Online Auction. A delightful three bedroom, detached bungalow, enjoying sea views. Located in the highly sought after area of Langland. Situated on a quiet cul de sac within close proximity of coastal path and local award winning beaches, and within walking distance of the popular seaside village of Mumbles. The accommodation benefits from dual aspect windows in most rooms and briefly comprises, hallway, dining room, lounge, kitchen Diner, three bedrooms and a family bathroom. Externally driveway leads to garage. To the rear, generous sized laid to lawn gardens surrounded with mature plants and shrubbery, a variety of seating areas that connect to the home effortlessly. Viewing is highly recommended to appreciate the coastal location and potential on offer. EPC D

ENTRANCE

UPVC door with frosted glass panels into:

HALLWAY

Storage cupboard.

DINING ROOM 10'10 x 9'07 (3.30m x 2.92m)

Dual aspect windows to side and front boasts sea views. Radiator. Sliding doors lead into:

LOUNGE 17'04 x 11'10 (5.28m x 3.61m)

Windows to front which boasts sea views and side. Wood flooring. Two radiators. Feature gas fireplace.

KITCHEN 11'10 x 10'09 (3.61m x 3.28m)

Window to side. Fitted with a range of wall and base units with work surface over. Stainless steel sink with mixer tap. Door into pantry. Radiator. Floor mounted boiler. Spaces for fridge freezer and washing machine. Part tiled walls.

AIRING CUPBOARD

Housing tank and shelving.

BEDROOM ONE 13'07 x 13'06 (4.14m x 4.11m)

Windows to front and side. Radiator.

BEDROOM TWO 10'00 x 8'11 (3.05m x 2.72m)

Windows to rear and side. Storage cupboard. Radiator.

BEDROOM THREE 12'00 x 10'05 (3.66m x 3.18m)

Window to rear. Radiator.

BATHROOM

Frosted glass window to rear. Fitted with a three piece suite comprising: Low-level WC. Pedestal wash hand basin and bath. Radiator. Fully tiled walls.

EXTERNAL

FRONT

Driveway. Garage. Gravelled garden. Steps leading to entrance door.

REAR

Generous sized laid to lawn gardens with seating areas.

N.B.

Upon exchange, a 10% deposit is required. In addition, a Buyer's Premium fee is payable. This fee is 0.5% + VAT subject to a minimum fee of £950 plus VAT (£1,140).

Should the property go to an online auction a different fee is payable. A holding fee of £2,500 is payable to secure the property. You then have two days to exchange with a 10% deposit.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS.

DAWSONS TEL: 01792 478903/04

NB: All successful Purchasers will be subject to a buyers premium. Legal packs can be downloaded through the Dawsons website www.dawsonsproperty.co.uk



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.