



2 SALE AGREED. Storr Rock House,
Langland, Swansea, SA3 4QN
£435,000



GENERAL INFORMATION

SALE AGREED. Located within this sought-after residential area, close to the bays of Rotherslade and Langland we present an unmissable opportunity to acquire a brand-new, purpose built apartment.

SALE AGREED. Occupying the entire first floor of this select development of just three luxury dwellings, Plot 2 offers 2/3 bedroom accommodation measuring approximately 110sq m (1184 sq ft) comprising a spacious open plan Living room/kitchen, a shower room and an ensuite to the master bedroom. Allocated parking for two cars.

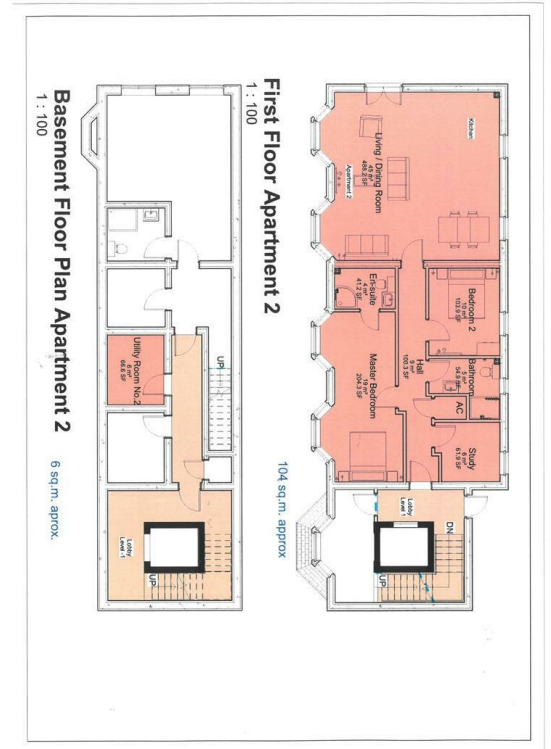
Specification

Kitchen
Range of high gloss Cashmere® handleless wall and base units with Quartz worktops and upstands incorporating drainer-grooves and undermount composite 1.5 bowl sink with feature Hot Water Tap
Neff® eye-level hide and slide® oven with
Neff® combination microwave oven and grill above



FULL DESCRIPTION

FLOOR PLAN



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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