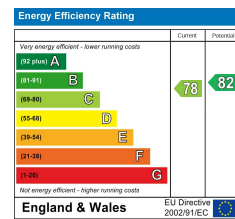


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC



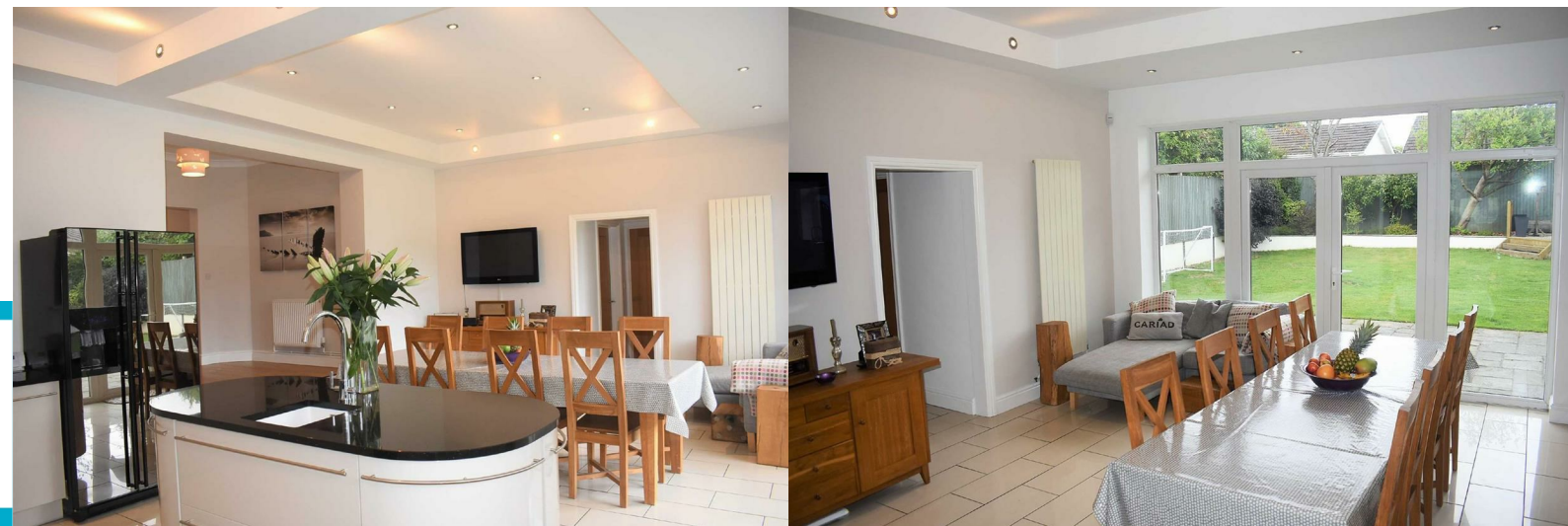
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10 Southward Lane

Langland, Swansea, SA3 4QE

Offers In The Region Of £925,000



GENERAL INFORMATION

Situated on the prestigious Southward Lane in Langland and within easy reach of the award winning beaches at Langland and Caswell. This substantial six bedroomed extended detached family home is set on a generous plot with ample parking to the front and enclosed level garden with patio area to the rear. The house is set over three floors and offers generous accommodation which is light and airy with a family friendly layout. There are spacious hallways with doors to three reception rooms leading to an impressive open plan kitchen/breakfast/sitting area with patio doors leading to the garden. To the first floor the landing gives access to the five bedrooms, three of which benefit from en-suites and a family bathroom. To the top floor is bedroom six. Externally to the front is a driveway with ample parking for several cars and to the rear is an enclosed level garden benefitting from patio and decking area. Viewing is highly recommended to appreciate the property. Bishopston comprehensive school catchment. No chain.



FULL DESCRIPTION

Entrance

Enter via front door into hallway with stairs to first floor. Storage cupboard. Radiator. Wooden flooring. Coved ceiling with spotlights. A door leads to a further hallway with large walk in storage cupboard. Radiator. Wooden flooring. Coved ceiling door to:

Cloakroom

Comprising low level W.C and wash hand basin set over vanity unit. Coved ceiling.

Reception Hall

Leading to:

Lounge

5.61 x 4.22 (18'5" x 13'10")

Double glazed bay window to front providing plenty of natural light, creating a bright and airy feel. A feature wood burning stove offers an attractive focal point. Radiator. Wooden flooring. Coved ceiling.

Sitting Room

4.78 x 4.11 (15'8" x 13'6")

Double glazed window to front. A wood burning stove is a charming addition. Radiator. Coved ceiling. Wooden flooring. Double doors through to:

Playroom

3.58 x 3.30 (11'9" x 10'10")

Currently a playroom but offering ample space to be utilised as a dining room if so desired. Radiator. Wooden flooring. Coved ceiling with spotlights. Opening through to kitchen.

Kitchen/Dining Area

Kitchen

5.16 x 3.20 (16'11" x 10'6")

Double glazed window to rear. Fitted with a range of contemporary high gloss wall, base and drawer units with complementary granite work surfaces over incorporating sink with stainless steel mixer tap. Integrated appliances include dishwasher and wine fridge. Spaces for range cooker and fridge/freezer. A central island housing sink and storage cupboards below provides an organic divide between kitchen and dining area. Spotlights to ceiling. Tiled flooring.

Dining Area

4.65 x 4.55 (15'3" x 14'11")

Double glazed French doors lead out to rear connecting the garden and home beautifully. Space to accommodate large dining table. Feature wall mounted radiator. Spotlights to ceiling. Tiled flooring continued from kitchen.

Additional Hallway

Tiled flooring. Storage cupboards. Doors to:

Utility Room

3.23 x 1.78 (10'7" x 5'10")

Double glazed window to side. Base units with work surfaces over incorporating sink and drainer unit with mixer tap. Radiator. Tiled flooring.

Study

2.49 x 2.26 (8'2" x 7'5")

Double glazed window to rear. Built in cupboard housing 'Viesmann' combi boiler. Radiator. Tiled flooring.

First Floor

Landing

Stairs to second floor. Radiator. Doors to:

Bedroom One

6.48 x 3.43 (21'3" x 11'3")

Double glazed window to rear along with two Velux windows to side. Double glazed door leading to a beautiful balcony, enclosed with glass panels and balustrade, providing an attractive outlook over the garden. Radiator. Walk in wardrobe with radiator. Spotlights to ceiling. Door to en-suite with three piece suite comprising low level W.C, wash hand basin set over vanity unit and walk in shower cubicle. Wall mounted towel heater. Fully tiled walls and flooring.

Bedroom Two

5.41 x 3.96 into bay (17'9" x 13'0" into bay)

Double glazed bay window to front. Radiator. Coved ceiling with spotlights. Door to en-suite with three piece suite comprising low level W.C wash hand basin and double shower with glass enclosure. Wall mounted towel heater. Fully tiled walls and flooring.

Bedroom Three

4.80 x 3.94 (15'9" x 12'11")

Double glazed window to front. Radiator. Coved ceiling with spotlights. Door to en-suite with three piece suite comprising low level, wash hand basin and shower cubicle. Wall mounted towel heater. Fully tiled.

Bedroom Four

5.18 x 4.98 (17'0" x 16'4")

Double glazed window to rear along with two Velux windows to side. Double glazed door leading out to balcony. Radiator.

Family Bathroom

3.30 x 2.77 (10'10" x 9'1")

Two double glazed frosted windows to side. Suite comprises Low level W.C, Jack and Jill wash hand basins set over vanity unit and contemporary freestanding bath with mixer tap and hand held shower attachment. Radiator. Fully tiled walls and flooring. Spotlights to ceiling.

Bedroom Five

3.96 x 2.69 (13'0" x 8'10")

Double glazed window to front. Radiator. Coved ceiling.

Second Floor

Bedroom Six

5.18 x 4.90 (17'0" x 16'1")

Three Velux windows providing an abundance of light. Storage to eaves. Radiator. Spotlights to ceiling.

Externally

To the front, electric gates give access to a large driveway providing off road parking for several cars. To the rear, a paved patio terrace lies adjacent to the property with the remainder of the garden laid to lawn. To the top of the garden is a raised decked terrace offering the perfect setting to sit and relax or to enjoy a spot of al fresco dining. Fully enclosed to all sides housing a variety of mature plants, shrubs and trees.

Tenure

Freehold

