



20 The Osborne
Rotherslade Road | Langland | Swansea | SA3 4QA

FINE & COUNTRY

Seller Insight

“ This outstanding apartment is part of an exclusive development of luxurious, individually designed, apartments located on the edge of Langland and Rotherstide Bay. This stunning location is renowned for being one of the most beautiful stretches of beach on the Gower peninsular. The apartments, which were constructed in 2006, stand on the site on which once stood the Osborn Hotel and the external design of the newer complex reflects the art deco design of the original property.

This spacious apartment, which is one of the largest, has been brilliantly maintained. It is bright and sunny, with a flexible, spacious, layout, combined with comfortable and sociable rooms. Located on the second floor, its design is quite unique and, amongst its many delightful features, is its 'wrap around' balcony which opens out from the main living area and which provides an extra dimension to the spectacular panoramic views over the bay.

Mumbles is conveniently close to the apartment and which contains an outstanding selection of independent shops and boutiques. There are also numerous wine bars together with excellent restaurants serving fresh local produce. The golf course is also very close, alongside opportunities to explore the many delights of the Gower Peninsular. The University City of Swansea is twenty minutes away for a wider range of services, together with access to road and rail links.

This is undoubtedly the large welcoming living space. It is cleverly zoned to provide areas for cooking, dining and relaxation; there is even a compact study area.

Having the fabulous bay so conveniently close to the apartment has facilitated the owners to enjoy the best of outdoor life, whether it be strolling along the shoreline, or enjoying friendly BBQs on the beach, all adding to the excellent quality of life to be experienced here.

The convenience of living in the apartment has many benefits. There is private and secure parking underground, together with a concierge service available each morning.

Living here has provided a wonderful, relaxed lifestyle for its present owners. They have loved everything about the apartment, particularly the sense of security they have enjoyed at times when it has not been use.

*These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.





Step inside

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Enjoying truly spectacular south facing sea views from all principal rooms, this immaculate second floor apartment occupies a very prominent corner position overlooking both Langland and Rotherslade Bays from a generous wrap around balcony. There is a secure gated entrance with residents parking and two car parking spaces, in addition there is also a guest parking area. The communal areas are secure and well maintained. Situated within a few minutes' walk are several cafés and restaurant, tennis courts and Langland Golf club and of course, the popular safe swimming beaches. The bustling seaside village of Mumbles is just a five minute drive away offering a full array of quality restaurants and individual boutiques. The village is popular with families due to the beautiful parks, award winning beaches and gardens.

The apartment itself is immaculately presented. The spacious hallway is light and airy with plenty of storage space. The open plan living/dining room is both practical and comfortable, there is plenty of room for a large dining table with the room opening out into a family lounge with ample seating. There is a door that leads out onto a larger than average balcony offering the perfect place to sit and enjoy the impressive sea, beach and golf course views.

There is a fitted kitchen which comprises of: wall and base units with granite work surfaces over incorporating one and a half bowl sink unit. Integrated oven and hob with extractor fan over. The two double bedrooms are a good size. The master bedroom benefits from en-suite shower room which comprises: shower cubicle, wall mounted wash hand basin, towel radiator and low level W.C. With tiled walls and flooring. There is a further bathroom which benefits from panelled bath, wall mounted wash hand basin, towel radiator and low level W.C.







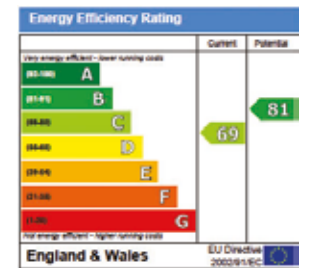
Step outside

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Langland is an award winning beach, fringed with the iconic charming beach huts that have graced the bay since the 1920's. The beach is popular with families and tourists alike. Due to the shelter it is considered a surfing hot spot with surfers, paddle boarders and kayakers a familiar sight. There are Tennis Courts to the rear and Langland Bay Golf Course to the side with the charming costal village of Mumbles within easy reach.



FLOORPLAN PENDING



Agents Notes: All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2016 Fine & Country Ltd. Registered in England and Wales. Fine & Country Swansea is a Partnership Printed

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