

THE
GREENROOM
ESTATE AGENCY

35 Rotherslade Road Langland,
Swansea SA3 4QW

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**35 Rotherslade Road
Langland
Swansea
SA3 4QW**

**Offers in the region of
£750,000**

A substantial Victorian period home situated moments from Rotherslade and Langland Bay offering huge scope for renovation or development (subject to planning approval).

This family home offers over 3,606sqft of living space over four storeys. The current layout is loosely arranged as four apartments and could be developed as such subject to planning. The rooms are a lovely size with high ceilings and large windows offering a superb basis for contemporary styling.

Externally the property has a good size rear garden and frontage with sun terrace and parking for a number cars. And of course the sea is less than 150m from your door!





This substantial Victorian semi detached home comprises of four floors, sea views, off-street parking and a large garden, situated on Rotherslade Road. It has been a family home for the last 40+ years. The property offers huge scope for modernisation and/or development. The property would make a lovely family home offering bags of space only a stones throw from the beach, or it could be converted (subject to planning) into three apartments without any major structural changes.

The property is accessed off Rotherslade Road via a private driveway which leads to off street parking. There is a pretty front garden which leads up to the house. And a large rear garden (currently overgrown) with sun terrace leading up to Higher Lane at the rear.

On the ground floor there is a self-contained annex which offers a spacious kitchen/living space, a double bedroom and a good sized bathroom.

The first floor is accessed via a flight of stairs to the front door. On entering the house there is a hallway giving access to the ground floor and also to the stairs leading upstairs.

On the first floor there are three reception rooms, a kitchen and bathroom. This could be reconfigured as two bedrooms, reception room, kitchen and bathroom.

On the second floor there are three bedrooms, kitchen and bathroom. This could be configured as two bedrooms, reception room, kitchen and bathroom.

On the third floor there are four bedrooms and a bathroom. This floor could be reconfigured as two bedrooms, kitchen, reception and bathroom.

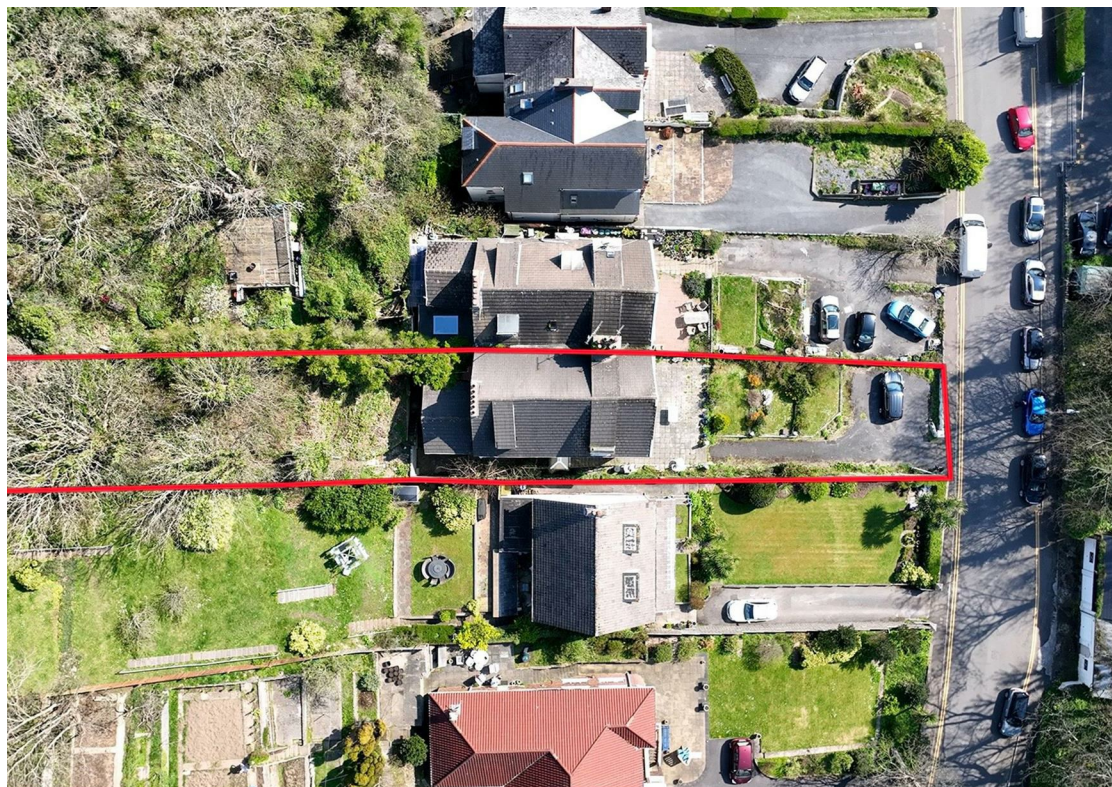
Tenure: FREEHOLD
Council Tax Band: I
Services: All mains services are connected to this property and the central heating is fired by gas.

The property is offered with no chain above.

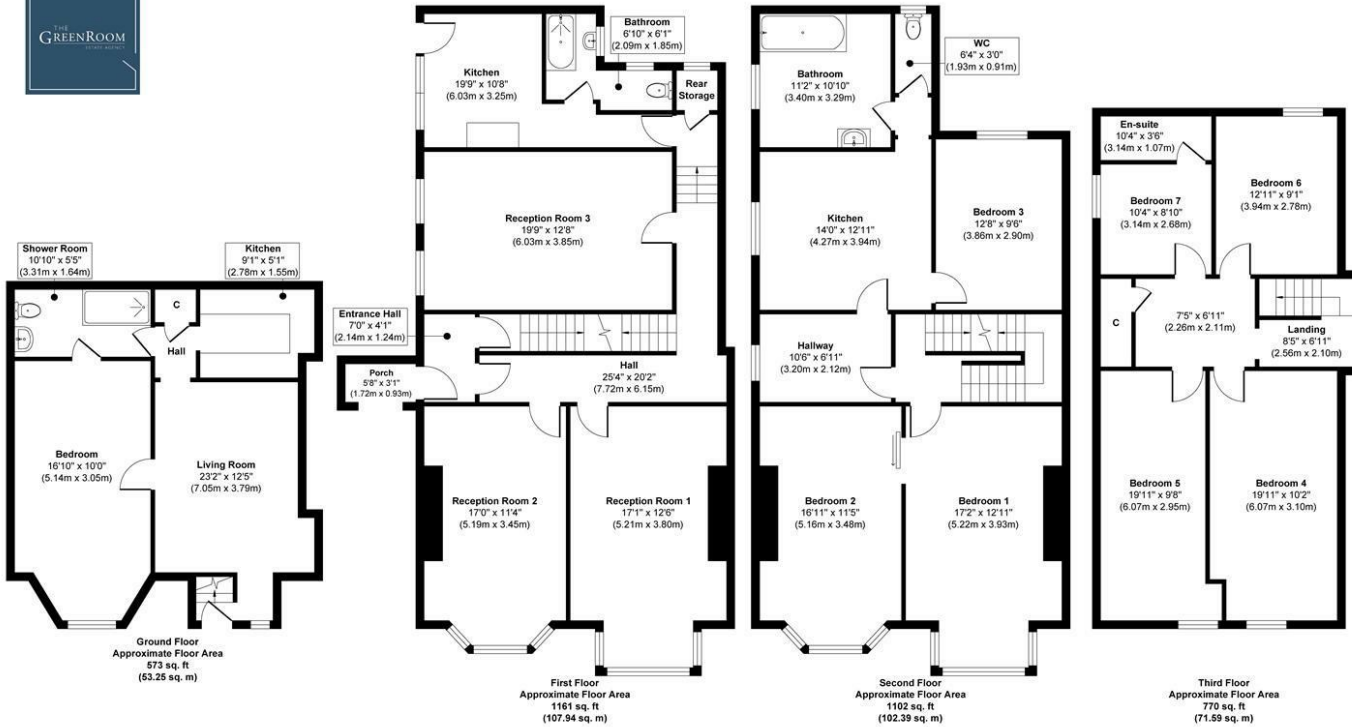
Langland is arguably West Swansea's most sought after location, with its easy access to the boutiques, bars and restaurants of Mumbles and the breathtaking Langland and Rotherslade Bays on the doorstep. Langland gets its name from "Long Land" which denotes the old field strip system used in parts of Gower.

Langland Bay is very popular with families and surfers alike as it is a beautiful beach and has easy access from the promenade. The pretty rows of little beach huts are the backdrop to the sweeping bay.

Cliff walks to the east, take you to Bracelet and Limeslade. The path leading west, past the Langland Bay Golf Course leads to Caswell. Whichever direction you choose to go, you can be assured of dramatic panoramic landscapes.



35 Rotherslade Road, Langland



Disclaimer
Whilst every effort has been made to ensure these details are accurate, they are for illustrative purposes only and should be read as a guide. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. Computer Generated Images are for illustrative purposes only.



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