

## 2 Langland Bay Manor, Langland Bay, Langland, SA3 4QH



A luxurious apartment arranged over the ground floor of Langland Bay Manor, the impressive mansion which looks out over the beach huts of Langland Bay and over the sea towards Devon.

Offering 1,413sqft of living space, the generous accommodation offers two double bedroom suites, both with built in wardrobes and ensuite bathrooms. The reception room is a grand space with a huge floor to ceiling window looking out over communal gardens and on to the sea.

The apartment is in good condition throughout.

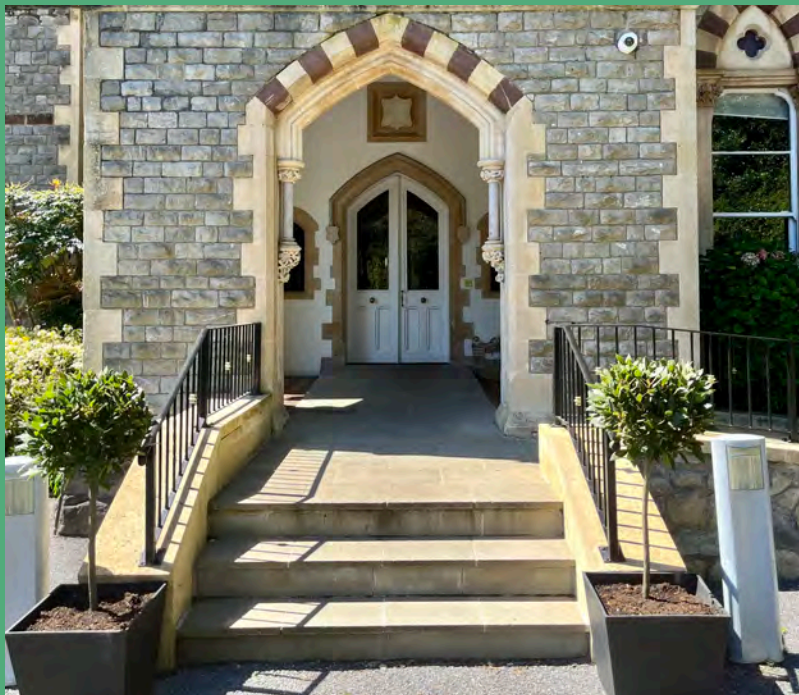
Externally there are beautiful communal gardens, gated entry and residents (and visitors) parking.

The apartment is approximately 200 yards from the beach and is offered with no chain.

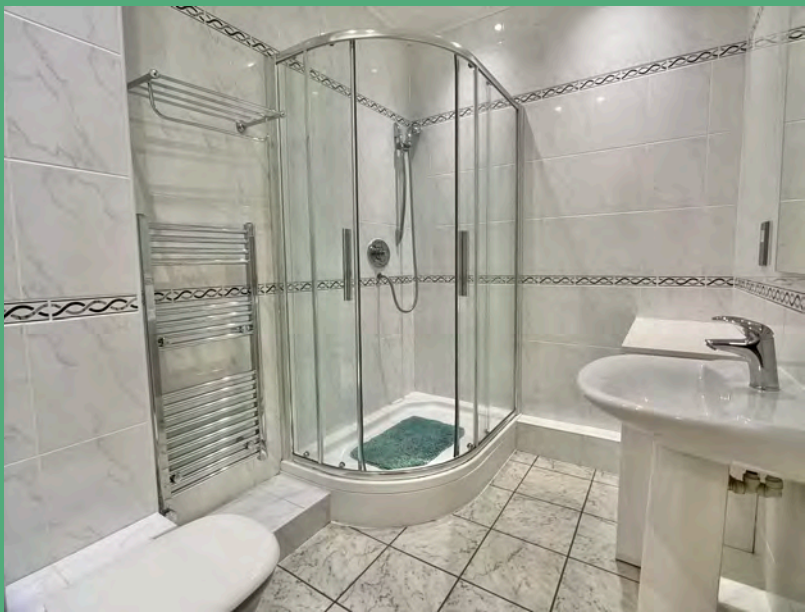


£399,995 LEASHOLD











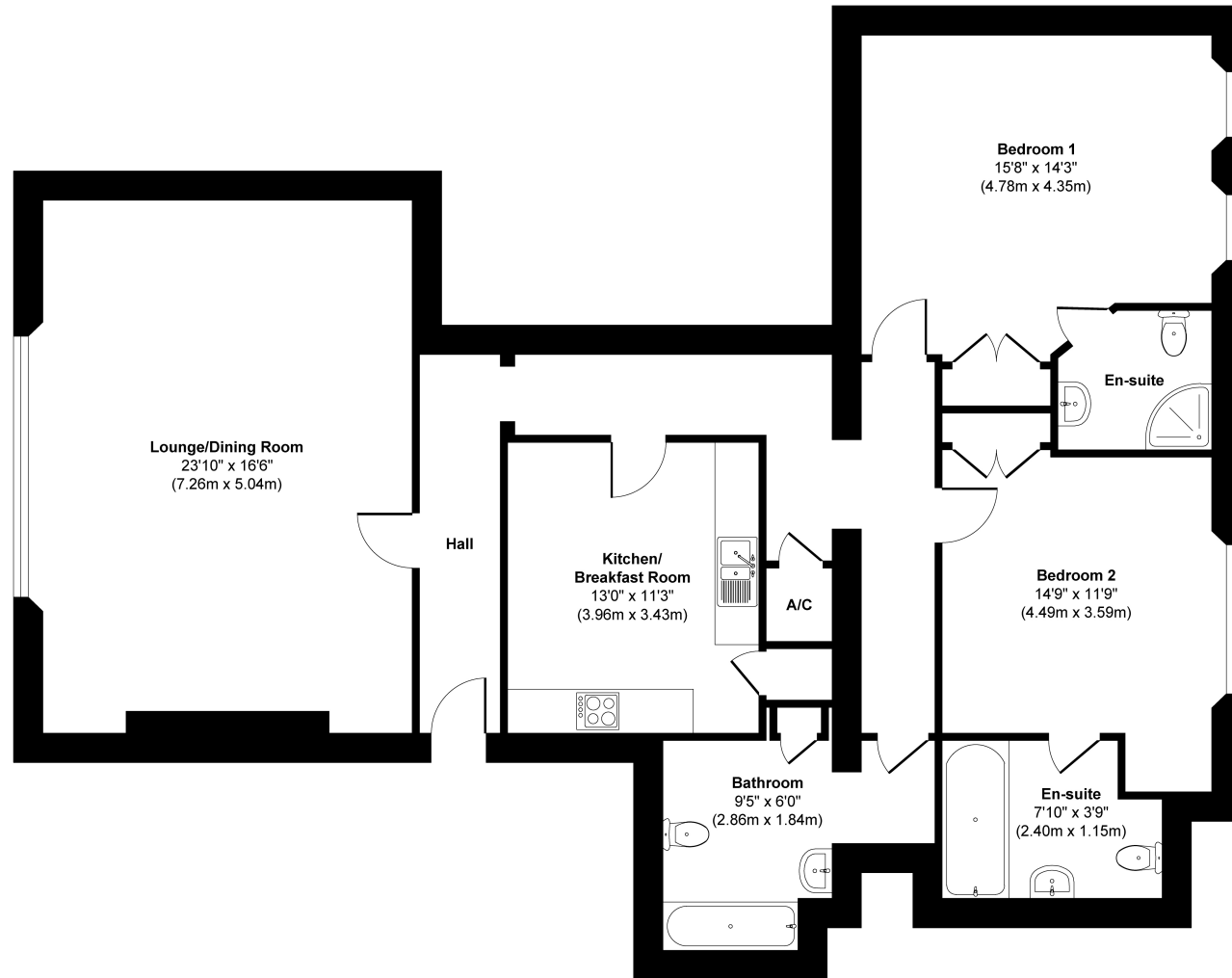
The property is **LEASEHOLD** the lease is 125 years from 2007. The service charge is approx £5,639p.a. and the ground rent is £360p.a.

The property is connected to mains services for drainage, water and electricity. The central heating is electric.

The Council Tax Band is **H (£4,036p.a.)**

Due to being a Grade II Listed building, the apartment is exempt from an EPC requirement.

## 2 Langland Bay Manor, Langland



Floor Plan

**Approx. Gross Internal Floor Area 1413 sq. ft / 131.34 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

Langland Bay Manor is accessed via a grand entrance off Langland Bay Road, only 50 yards from the beach. The development is gated and the imposing wrought iron gates lead onto an impressive tree lined driveway that leads up to the development.

Built in the Scottish Baronial style by the Crawshaw Family in the Mid-Nineteenth century Langland Bay Manor is a Grade II listed mansion that stands proud above the beach huts of the Bay. It is surrounded by beautiful landscaped communal gardens with plenty of mature trees and shrubs adding interest.

There is a beautiful storm porch that leads into the reception hall offering access to the apartments and lift.

Apartment Two is at the end of the hall on the ground floor. The front door leads into a spacious hallway that leads all the way through the apartment.

The reception room is located at the front of the building over looking the communal gardens and on to the sea. The centrepiece is a huge floor to ceiling window allowing natural light to flood through the space. At over 7m x 5m this room offers plenty of space for a dining table as well as sofas and chairs.

The kitchen is modern and well fitted with plenty of storage and space for a table and chairs.

The bedrooms are located at the rear of the building, both bedrooms have ensuite bathrooms and plenty of built in wardrobe space. Again they boast large windows allowing for plenty of natural light. There is also a family bathroom too.

Externally the communal gardens are very attractive with plenty of lawns and nooks to find a tranquil space to relax.

The apartment has allocated residents parking and there are also an ample number of visitor parking spaces.



Langland Bay is 200 yards from this property.

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 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.

Facilities include:

car park (pay and display)

toilets

seasonal life guard

disabled access

places to eat & drink

phone

seasonal dog ban 1/4 to 30/9

suitable for water sports

European Blue Flag Award

Seaside Award

Mumbles Village, shops and restaurants are 0.8 miles from this property.

Mumbles is constantly evolving into a bustling cosmopolitan village by the sea with a vibrant shopping and leisure scene, and excellent primary school and superb access to Swansea City, the M4 and of course all that the Gower Coast has to offer.

Facilities

Children's play area

Picnic benches

Woodland

Football pitches

Rugby pitches





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 and not relied upon. Internal floorplans may be subject to alteration. Dimensions listed are maximum and approximate. computer generated images are for illustrative purposes only.