## No. 4 Langland Bay Road. Langland, Swansea, SA3 4QQ

Living Space : 1,226 sqft

#### Accommodation:

Three Bedrooms Two Reception Rooms and Kitchen/Diner Family Bathroom and Ground Floor WC Double Garage Tenure : FREEHOLD



## £645,000

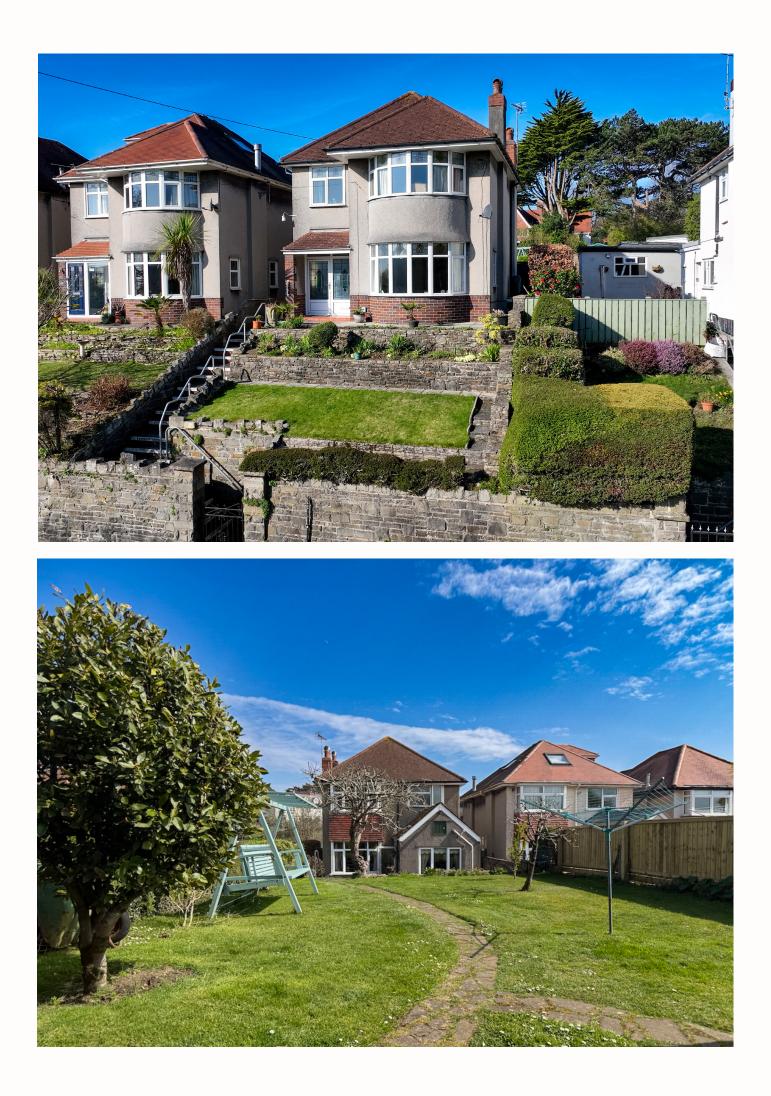


Langland Bay is a gentle arc of golden sand kissed by turquoise waters, where pastel beach huts stand guard against a backdrop of lush clifts—inviting you to lose track of time in a haze of coastal enchantment...

# £645,000

Elevated mere moments from Langland Bay, this three-bedroom home combines bright interiors, a tranquil rear garden, and hints of sea views offer-ing a prime canvas for a stylish update in a highly coveted coastal location.







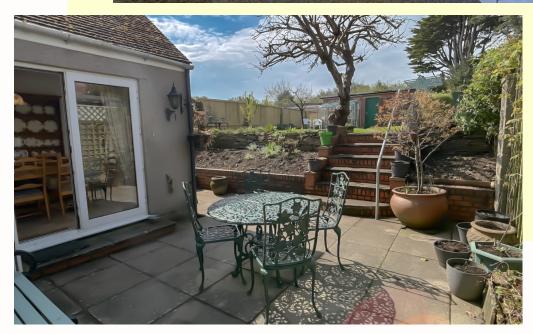








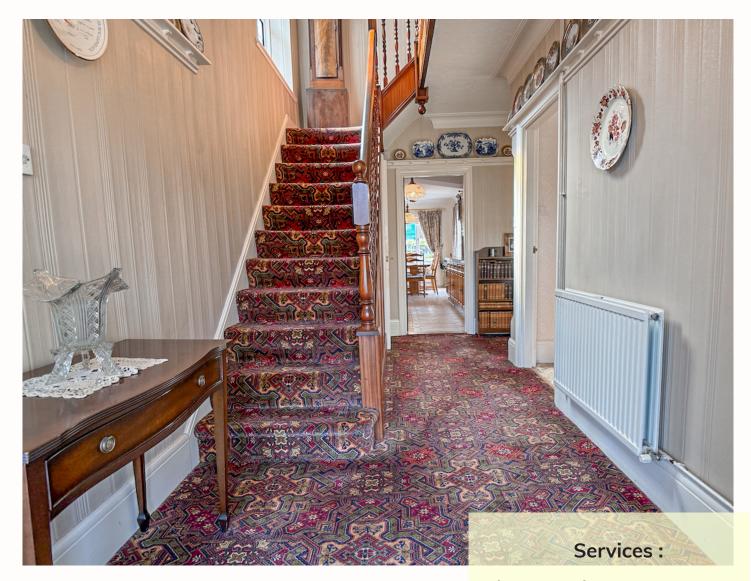






4 Langland Bay Road commands an enviably elevated position just a stone's throw from Langland Bay, blending timeless character with a touch of coastal charm. Flooded with natural light, this three-bedroom home showcases a dramatic circular bay window at the front—capturing a southerly aspect—and an equally appealing square bay at the rear overlooking the level garden. The spacious entrance hall sets the tone, leading to two reception rooms and a bright kitchen/dining room, framed by French doors that open gracefully onto the garden.

Maintained as a cherished family home for the past 32 years, the property is ready for a fresh update—yet its warmth and solid upkeep are evident throughout. Offering easy access to both Mumbles and Langland Bay, the house's raised position offers lovely views (with the promise of some sea glimpses) and a perennial sense of sunshine. A downstairs WC, detached double garage at the rear (for a gentler walk-in), and steps up from Langland Bay Road to the front door complete the picture of a home that's as practical as it is inviting—a canvas for the next owner's personal touch in one of Swansea's most prized addresses.







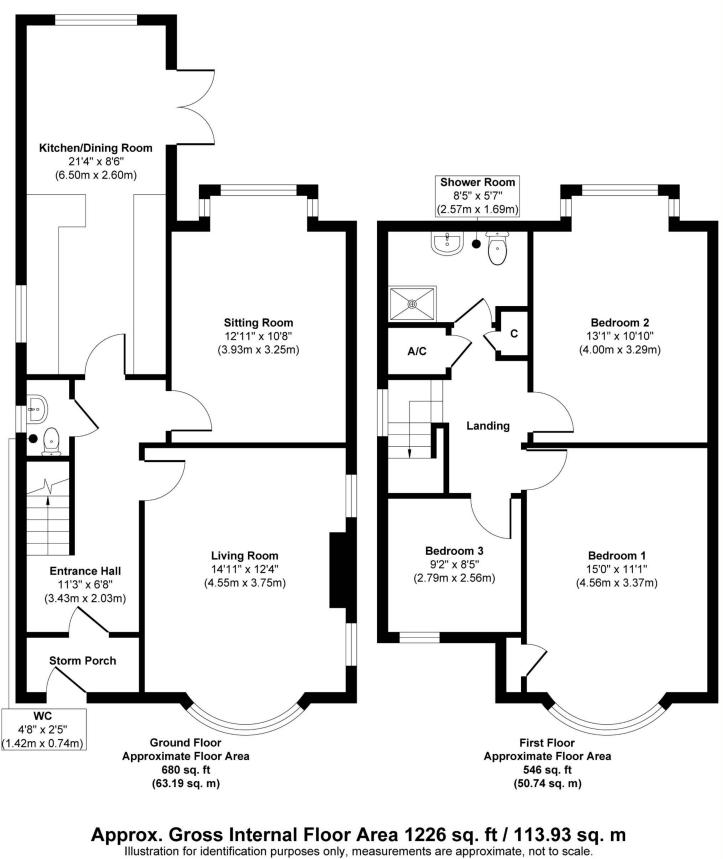








#### 4 Langland Bay Road, Langland



Produced by Elements Property





### **The Location**

4 Langland Bay Road, Langland, SA3 4QQ

Picture waking up just moments from the shoreline, with Langland Bay's iconic green huts and seaside path almost at your doorstep. This is life at 4 Langland Bay Road—a home where the best of coastal living seamlessly meets the ease of city access.

Set in the heart of Langland, you're also a short distance from the bustling boutiques and cafés of Mumbles Village—with many gathering near Oyster Wharf for waterside dining. FWhile the Newton Road shops provides all your everyday essentials.

For broader outings, it's an easy drive into Swansea City Centre (about 15–20 minutes), or head onto the M4 at Penllergaer if you're journeying across South Wales. Those working in healthcare or academia will value the straightforward links to Singleton Hospital and Swansea University (roughly three to four miles away), while Morriston Hospital sits a little further afield in the northeast.

Families appreciate this pocket of the coast for its high-quality education options. While catchment areas can shift, Oystermouth Primary or Bishopston Primary are often the local choices, leading into Bishopston Comprehensive—a well-regarded secondary school in the vicinity. For older students, Swansea University and Gower College are both within easy reach, offering comprehensive academic and vocational pathways.

Leisure opportunities abound. Meander along Langland Bay itself or venture into the Gower Peninsula, Britain's first Area of Outstanding Natural Beauty. Explore Clyne Gardens with its stunning botanical displays, or head further down to Mumbles Pier for a quintessential day by the sea. Sports enthusiasts can take advantage of local golf clubs (Langland Bay Golf Club sits practically around the corner), tennis courts, and water sports up and down the coast

Whether you're seeking a peaceful coastal lifestyle, a vibrant local scene, or smooth connections to the wider cit 4 Langland Bay Road promises a slice of life whete us see and community effortlessly intertwine









Telephone 01792 986099

#### Address

29-30 Dunns Lane Mumbles SA3 4AA

#### E-mail and Web

info@thegreenroomhomes.com www.thegreenroomhomes.com.com