

FREEHOLD

Four Bedrooms  
Three Reception Rooms

1,891 sqft

# 9 Higher Lane

Langland, Swansea, SA3 4NS

Offers in the region of  
**£795,000**



Langland stands as Swansea's coastal jewel, where pastel-green beach huts dot golden sands and wave-washed cliffs, offer a timeless seaside hush imbued with the gentle echoes of nature's glory....







Elevated above Langland Bay with panoramic sea vistas, 9 Higher Lane is a beautifully maintained detached home brimming with potential—featuring generous reception spaces, four double bedrooms, and a lofty attic ripe for conversion, all in one of Swansea's most coveted coastal settings.













# No.9

9 Higher Lane rises gracefully above Langland Bay, affording breathtaking, sun-kissed views of the sea below. Although impeccably maintained by the same family for many years, this detached home brims with exciting scope for modernisation—perfect for anyone keen to craft a personal stamp on a cherished coastal residence.



Inside, two generous reception rooms showcase that stunning bay vista through a magnificent feature window, while a cosy snug and practical kitchen lie towards the rear of the house. Up the stairs, four spacious double bedrooms await: the principal suite enjoys dual-aspect sea views, and the second bedroom leads onto a balcony that catches the bay breeze. There's also a large attic space (currently accessed by loft ladder) ripe for conversion, blessed with panoramic water views—imagine creating a dreamy fifth bedroom or studio with the addition of a proper staircase.



Outside, the terraced front garden provides delightful spots to soak in the southerly sunshine, complemented by off-street parking for one car and a double-length garage. At the rear, a modest parking area could be reimagined as additional garden space. If you've ever dreamt of coastal living in one of Swansea's most sought-after addresses, 9 Higher Lane offers the canvas—and the views—to make it a reality.



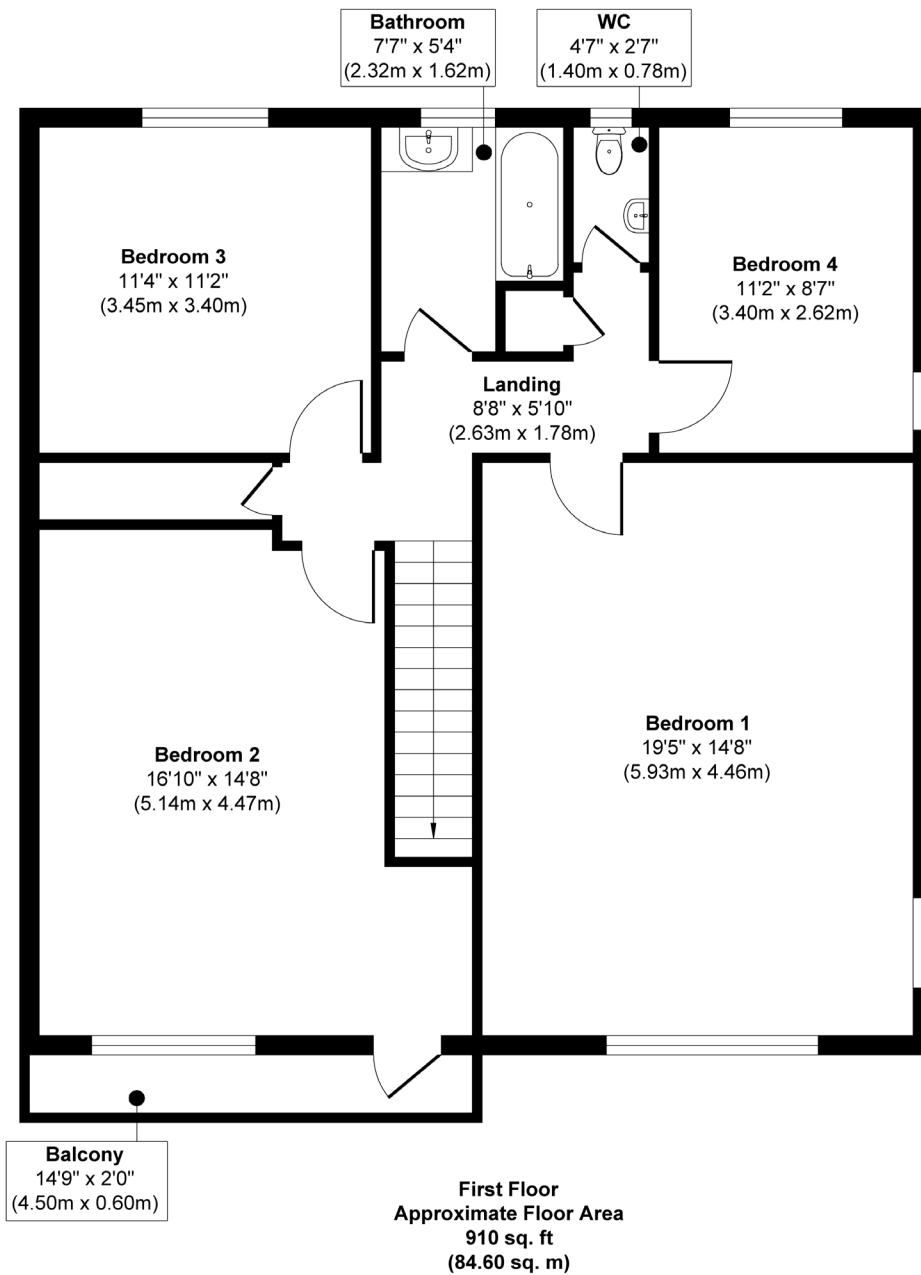
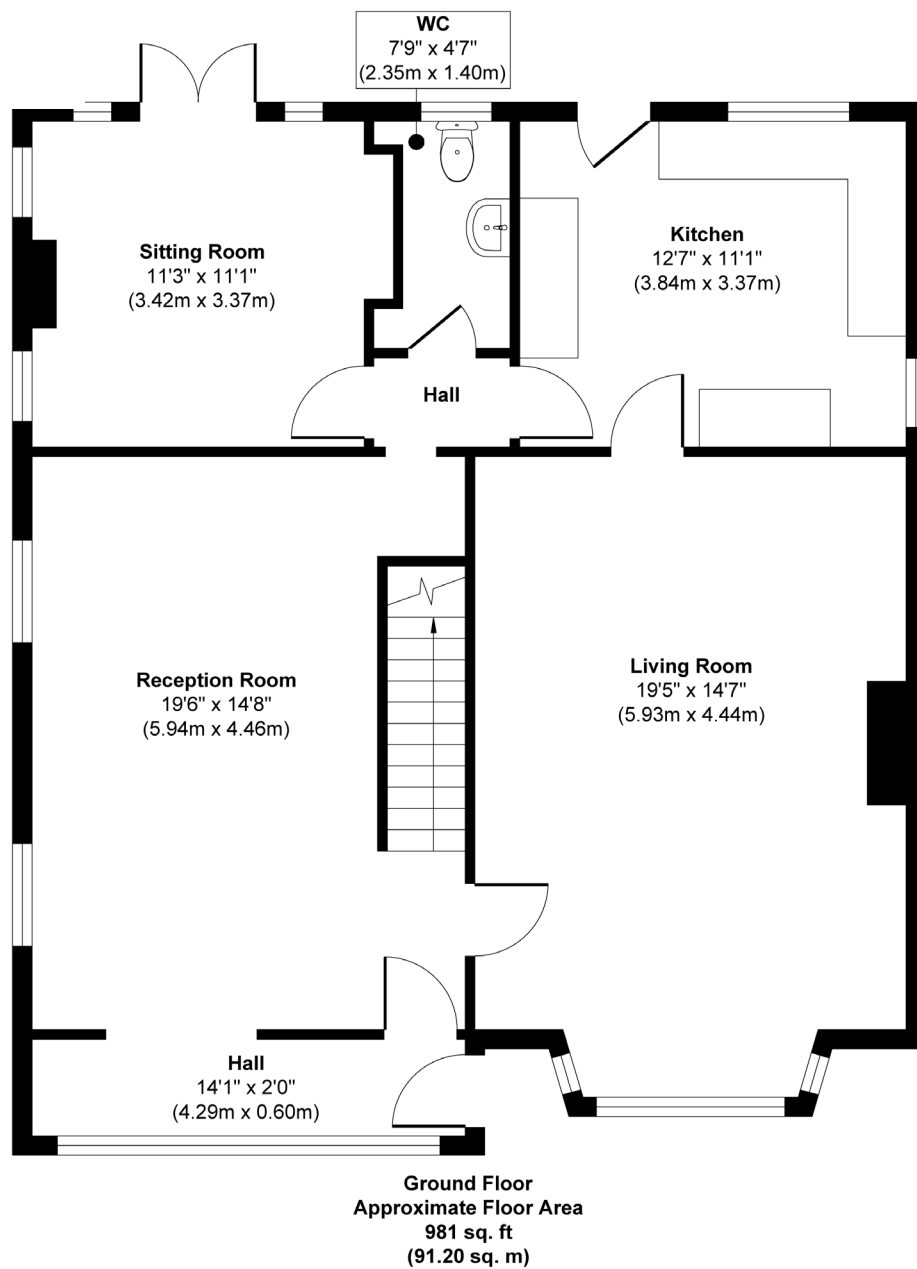










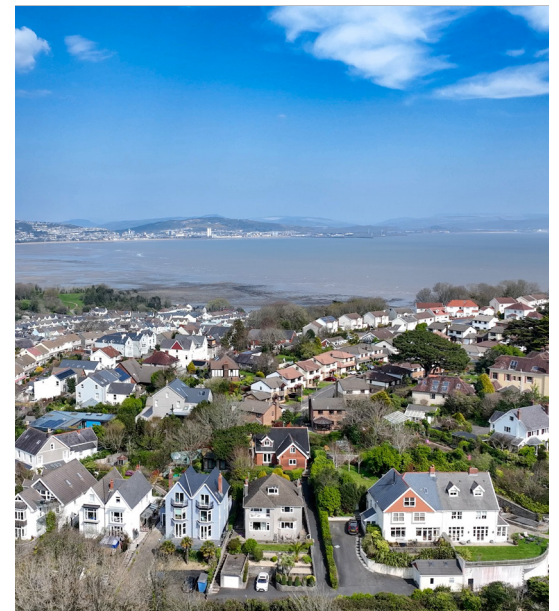


**Approx. Gross Internal Floor Area 1891 sq. ft / 175.80 sq. m**

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



The property is FREEHOLD  
The property is connected to all mains services and the central heating is fired by gas.  
The Council tax is Band I (£5,141p.a.)  
The EPC rating is D





# The Location

Living in Higher Lane, Langland, SA3 4AS means stepping into the picturesque corner of Swansea, while enjoying convenient links to everything the city has to offer. From boutique shopping and cultural events to beachside walks and prestigious schools, this location truly delivers a blend of coastal charm and modern convenience.

Langland Bay, practically on your doorstep, is renowned for its lush green huts, golden sands, and a scenic promenade perfect for leisurely strolls or surfing sessions. A little further, you'll find the rest of Gower, Britain's first Area of Outstanding Natural Beauty, sprinkled with spectacular beaches—Caswell, Three Cliffs, and Rhossili among them—and enough coast paths to keep even the most avid walker busy. If you want a change of scenery, Clyne Gardens is a two-to-three-mile jaunt away, offering tranquil botanical displays and seasonal floral shows in a serene woodland setting.

Just moments away, Mumbles Village sets the tone for day-to-day life, boasting an array of independent cafés, stylish bars, and unique shops lining Newton Road and around the vibrant Oyster Wharf area. For more extensive retail opportunities, residents can easily reach the bustling streets of Swansea City Centre, around five miles away. Road access is straightforward via Oystermouth Road and Sketty Lane, or one can head further afield to the M4 (Junction 47, Penllergaer), approximately ten miles away, linking you to the rest of South Wales and beyond.

Commuting is simple for those working in education or healthcare. Swansea University (Singleton Campus) and Singleton Hospital lie roughly three to four miles from Langland, with Morriston Hospital around eight to nine miles northeast. A mixture of bus services and good road networks make daily travel manageable. Meanwhile, just a short distance from Langland is Sketty, home to a variety of amenities—restaurants, coffee shops, and local businesses—and it offers further schooling options as part of Swansea's broader education network.

For families, the catchment area typically includes well-regarded primary schools (such as Oystermouth or Newton Primary) leading up to the highly rated Bishop Gore or Bishopston Comprehensive, though it's best to confirm current boundaries with the local authority. Beyond that, post-16 and higher education needs are catered for by Gower College and Swansea University, which are both readily accessible.

In essence, Higher Lane puts you at the centre of coastal living—close enough to Mumbles to soak up its café culture, near enough to Swansea for work and entertainment, and with the Gower's unspoilt beaches and countryside practically spilling onto your doorstep. It's a location that truly marries the best of seaside leisure with city convenience.









# 9 Higher Lane

THE  
**GREENROOM**  
ESTATE AGENCY



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