

Flat 25, Gilbertscliffe, Southward Lane, Langland

Offers Over £170,000

1 1 1



Quote reference DS1317 when enquiring.

Gilbertscliffe occupies an enviable position on Southward Lane, just moments from the surf and sands of Langland Bay and Rotherslade Beach. This is an area renowned for its vibrant lifestyle, combining coastal walks along the Gower Peninsula with the charm of nearby Mumbles Village, home to boutique shops, cafes, and restaurants. Excellent road links provide easy access to Swansea city centre and beyond, making this an attractive choice for both residents who want a home or quiet retreat.

Flat 25 offers comfortable accommodation arranged over approximately 498 sq ft (46 m²). Its lower ground position provides a sense of privacy and quiet, while still benefiting from the communal surroundings of this established development.

Communal Entrance:

Entry is accessed via the car park through a secure entry door. The communal stairwell leads both upward to the higher floors and down to the lower ground. Automatic lighting is available.

Hallway:

Entry via front door, doors leading to the bedroom, bathroom storage and the living, dining and kitchen area.

Living & Dining:

Spacious living and dining area offering ample light through the double glazed uPVC window overlooking Southward Lane, this room opens into the kitchen which is separated via the breakfast bar and work surface.

Kitchen:

Fitted with a range of base and wall mounted units, this shaker style kitchen offers plenty of worktop space and comprises of a fitted electric oven with a four ringed hob and extractor over, fitted base level fridge and freezer, washing machine and space for dishwasher. Tiled walls surround the kitchen, a double glazed uPVC window offers plenty of light and a storage cupboard houses the boiler.

Bedroom:

Double bedroom benefitting from ample wardrobe and storage cupboard space via the built in units. Double glazed uPVC window, radiator and carpeted flooring.

Bathroom:

Fitted three piece suite comprising of a large walk in shower with both hand held and over head shower facilities, low level WC and wash hand basin. Fully tiled walls and shaver socket, built in storage cupboard.

External:

Gilbertscliffe offers a lovely landscape of lawned areas with mature shrubbery and trees. Each apartment benefits from allocated parking and visitor parking is near the development entrance for convenience. Few locations combine natural beauty and convenience as well as Langland. Whether you're enjoying a morning coffee on the promenade, exploring the coastal path to Caswell Bay, or dining in one of Mumbles' popular eateries, everything is within easy reach. For

water sports enthusiasts, Langland Bay is a hotspot for surfing and paddleboarding. For walkers, the Gower Coast Path offers dramatic scenery and year-round appeal. This apartment provides the perfect base to enjoy it all.

Gilbertscliffe represents a rare opportunity to secure a property in this postal address with great value for money. With its combination of a practical layout, allocated parking, and prime position moments from Langland Bay, this property is perfectly placed to serve as a stylish first home, a downsize option or retreat.

Viewing is highly recommended to appreciate the lifestyle and opportunity on offer.

Tenure: Leasehold

Years Remaining: 86 years

Service Charge: £1320 per annum

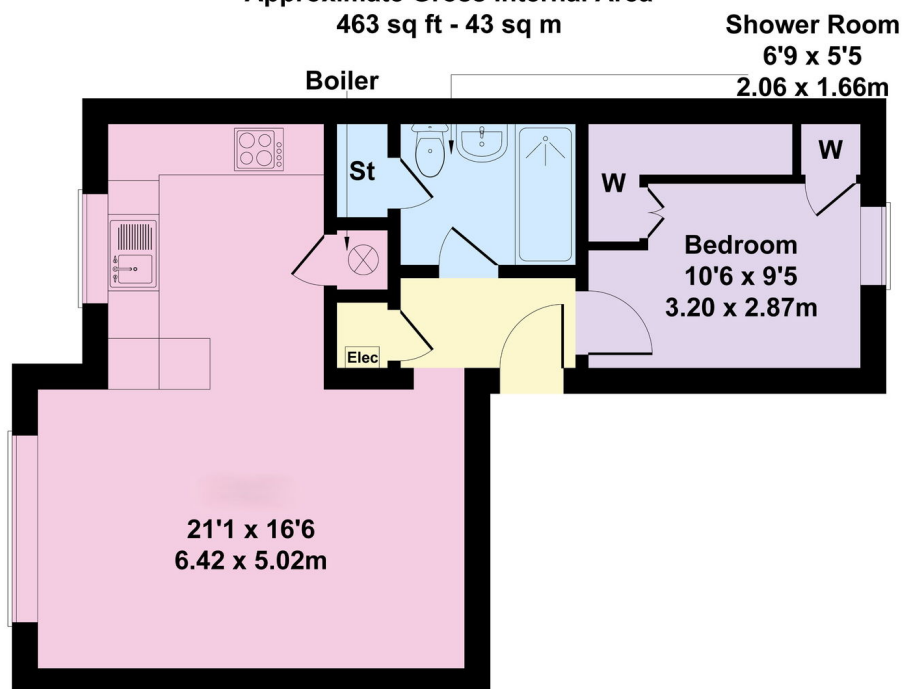
Ground Rent: £10 per annum

Key Features

- Quote reference DS1317 when enquiring.
- No Chain
- Lower Ground Floor
- Allocated & Visitor Parking
- Ideal First Time Buy, Home or Retreat
- Spacious living and kitchen area
- Well proportioned double bedroom
- Modern fitted bathroom
- Walking distance to Mumbles Village
- Walking distance of Langland Bay, Rotherslade Beach & great access to Gower

Gilbertscliffe, Southward Lane, Langland, SA3 4QS

Approximate Gross Internal Area
463 sq ft - 43 sq m



For Illustrative Purposes Only.