

## MELANIE ANDERSON Independent Estate Agents exp uk











- Detached Bungalow
- Three Bedrooms
- Study & Utility/WC
- Front & Rear Gardens
- Ideal Family Home/ Downsize

- Sea Views
- Two Reception Rooms
- Modern Kitchen/Breakfast Room
- Driveway & Garage
- Sought After Cul de sac Location









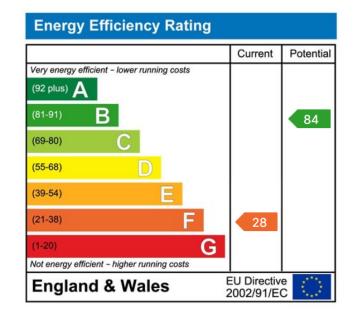
Well presented three bedroom detached bungalow situated in a desirable cul-de-sac location in Langland enjoying sea views out over the Bristol Channel. Accommodation briefly comprising; three double bedrooms, two reception rooms, study, kitchen/breakfast room, utility and family bathroom. Benefiting from an enclosed rear garden with sea views, a driveway and garage. Situated nearby popular beaches such as Langland, Caswell and Rotherslade along with many popular clifftop walks and the seaside village of Mumbles. Viewing comes highly recommended to appreciate all this property has to offer.





TOTAL FLOOR AREA: 1709 sq.ft. (158.7 sq.m.) approx. Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, or prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Swansea, Mumbles & Gower



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