



20 Brynfield Court, Langland, Swansea, City & County Of Swansea, SA3 4TF

Offers Over £335,000

Astleys are delighted to bring to the market this well-presented, three-bedroom, fourth-floor apartment offering wonderful sea views and parking in the highly desirable area of Langland. NO CHAIN.

The accommodation comprises; a communal entrance hall, hallway, lounge, three double bedrooms, bathroom & kitchen. Externally you have a balcony to the front offering superb sea views, a rear balcony offering sea views, and delightful communal gardens. Garage to the rear.

A fantastic opportunity to acquire an apartment in a highly sought-after location, a stone's throw from the beach and coastal path, Langland Bay golf course, the brasserie, and tennis courts. Viewing is essential to appreciate all this property offers. EER-C77

Entrance

Entered via a communal entrance with an entry phone and both a lift and stairway. The property is entered via a hardwood door leading into the hall.

Porch

With a sliding door to built-in storage. Door to the lounge.

Lounge 20'5" x 16'6" (6.235 x 5.044)



With a door to the hallway. Double glazed window to the front. Sliding double glazed door to the front balcony offering sea views. Radiator.

Lounge



Lounge



Balcony



View



View



Hallway



Door to the kitchen. Door to the bathroom. Doors to bedrooms. Sliding doors to built-in storage.

Kitchen 9'11" x 9'9" (3.045 x 2.992)



With a double glazed window to the rear. Double glazed PVC door to the rear balcony area. The kitchen is fitted with a range of base and wall units, a running work surface incorporating a one-and-a-half bowl stainless steel sink, and a drainer unit. Four ring gas hob with oven & grill under. Extractor hood over. Space for fridge/freezer. Radiator. Spotlights.

Kitchen



Rear View



Kitchen

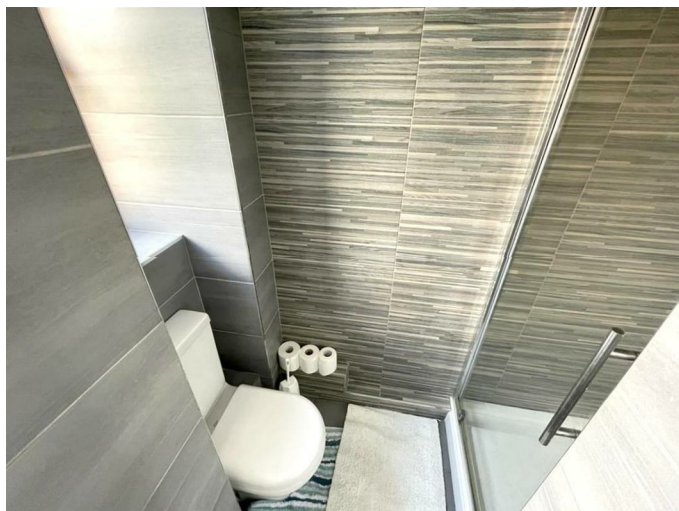


Bathroom 6'8" x 8'8" (2.033 x 2.656)

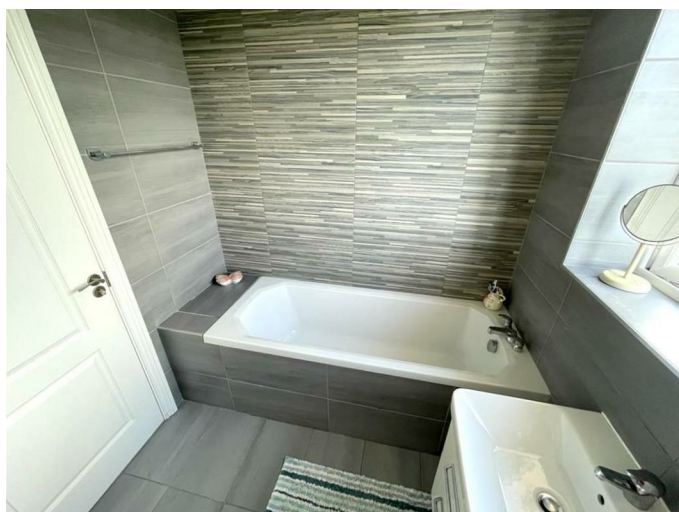


With two frosted double-glazed windows to the rear. Well-appointed bathroom suite comprising; a bathtub. Corner shower cubicle. Low-level w/c. Wash hand basin. Tiled floor. Tiled walls. Spotlights. Radiator.

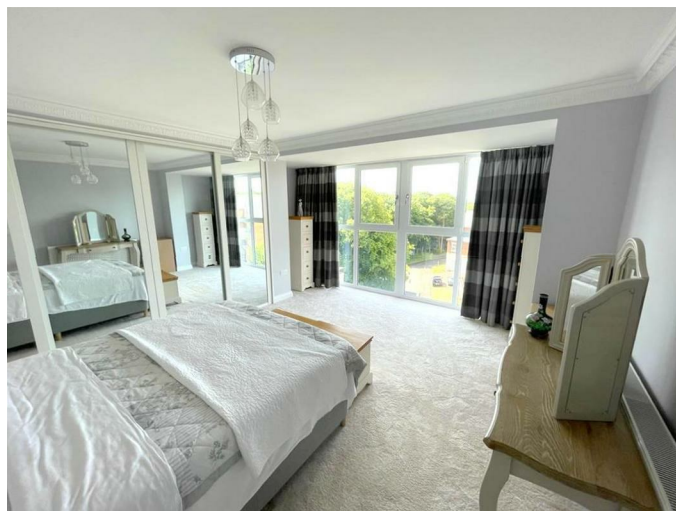
Bathroom



Bathroom



Bedroom One 15'10" x 15'1" (4.840 x 4.612)



With a floor-to-ceiling double glazed window to the front offering breathtaking sea views. Radiator. Doors to built-in wardrobes.

Bedroom One

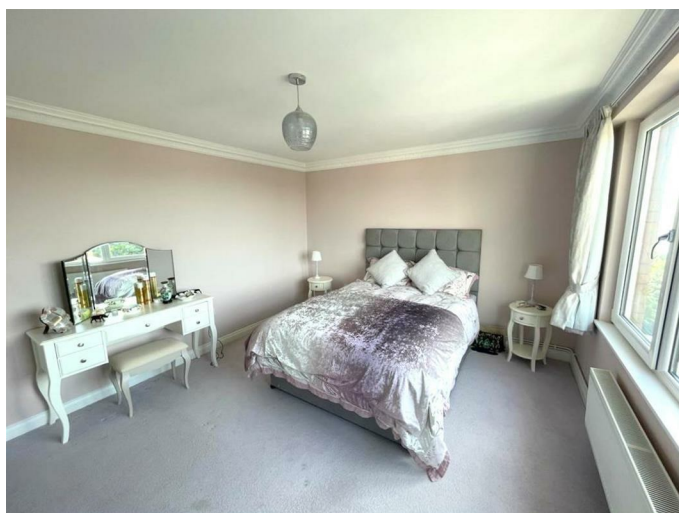


Bedroom Two 15'5" x 12'1" (4.709 x 3.702)

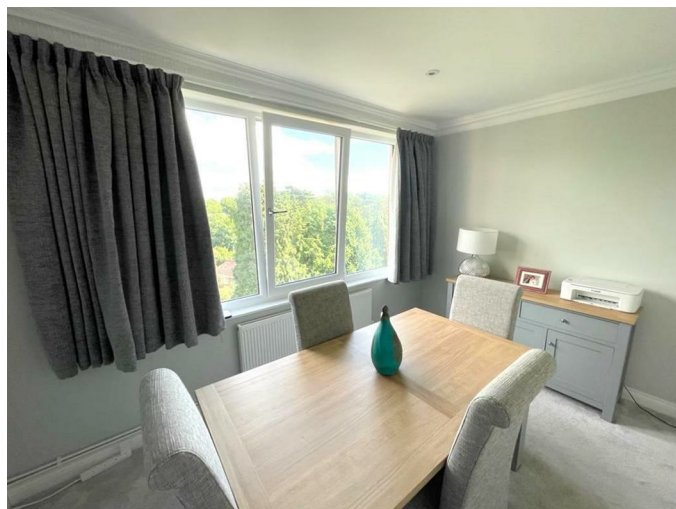


With a set of double glazed windows to the front offering sea views. Radiator.

Bedroom Two



Bedroom Three 12'1" x 9'3" (3.692 x 2.833)



With double glazed windows to the rear. Radiator.

Bedroom Three



External

Private secure parking to the rear. Communal gardens to the front.

Another Aspect



Council Tax Band

Council Tax Band: F

Annual Price: £2,574.64 (min)

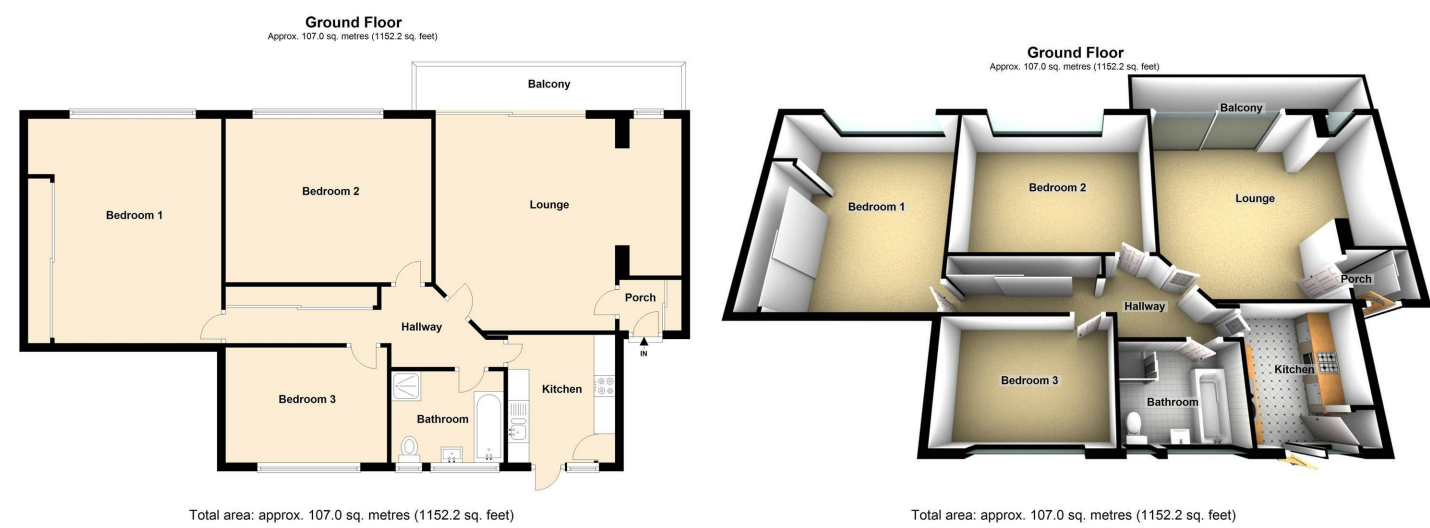
Tenure

Share of freehold

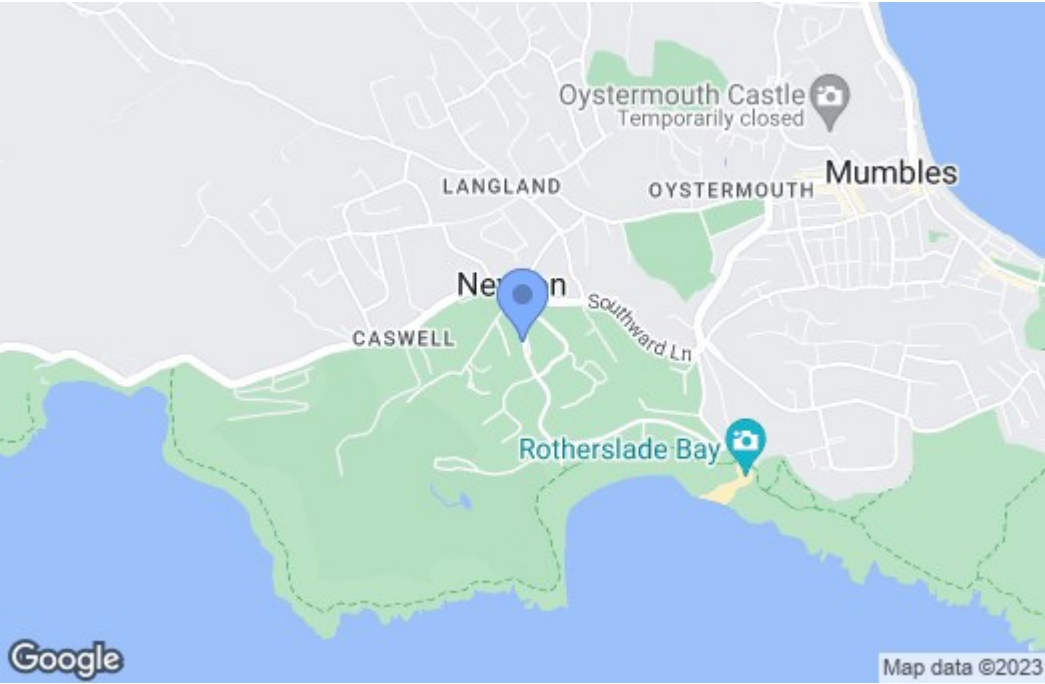
Lease term - 125 years from 01/05/1995 to 30/04/2120 -
97 years remaining

Service charge £200.00 PCM (£2400.00 P/A)

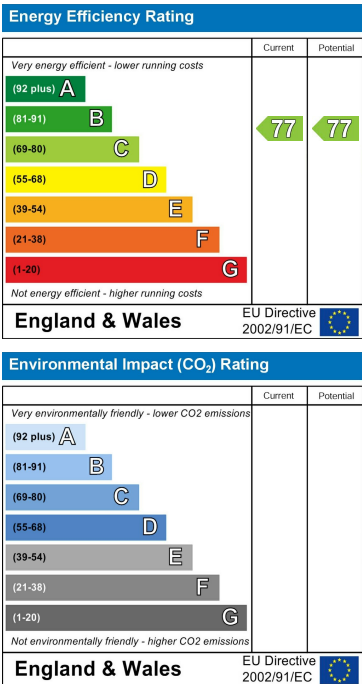
Floor Plan



Area Map



Energy Efficiency Graph



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