

## 2 Llangland Bay Road, Llangland, Swansea, City & County Of Swansea, SA3 4QQ

**Offers Over £700,000**

An opportunity to own a fantastic home in the highly coveted Llangland Bay Road, this exceptional four-bedroom bay-fronted detached residence makes delightful family home and marries the charm of traditional features with contemporary comforts.

Showcasing original features like coving, wood flooring, a beautiful staircase, and intricate stained glass windows, these features are thoughtfully blended with modern elements, epitomized by the sleek, high-gloss open plan kitchen and dining area.

A bright and welcoming living room provides a versatile space for family gatherings whilst complementing the open plan kitchen/dining is a separate utility room and a convenient shower room are thoughtfully

### Entrance

Entered via a double glazed stained glass door to front.

### Hallway 15'7" x 9'0" (4.764 x 2.756)

Original wooden flooring. Staircase to the first floor. Radiator. Doors to dining room and lounge. Under stairs storage.

### Lounge 18'11 in to bay" x 12'1" (5.77m in to bay" x 3.68m)



Double glazed bay window to front with some sea views. Two double glazed windows to side. Radiator. Gas fireplace set on a marble hearth with wood surround.

### Lounge



### Open Plan Kitchen/Dining Room

### Dining Room 11'8" x 12'0" (3.568 x 3.676 )



Double-glazed bay window to front with some sea views. Radiator. Electric fireplace set on marble hearth with wood surround.

### Dining Room



## Dining Room



## Kitchen



## Kitchen 11'2" x 15'3" (3.425 x 4.657)



## Kitchen



Double glazed windows to side and rear. A beautifully appointed kitchen. Fitted with a range of wall, base and drawer units with running work surfaces over incorporating a one and a half bowl sink and drainer unit with contemporary mixer tap. Integrated fridge. Integrated dishwasher. Space for electric cooker. Central breakfast Island with base units. Wall unit housing gas boiler. Door to utility room. Radiator.

## Kitchen



**Utility Room 8'0" x 8'1" (2.452 x 2.481)**



Double glazed UPVC door to side and double glazed window to rear. Fitted with base units with running work surfaces over incorporating sink and drainer unit. Space for washing machine. Space for fridge/freezer. Tiled flooring. Door to shower room.

**Shower Room 7'5" x 2'4" (2.284 x 0.733)**



Double glazed frosted window to side. A three piece suite comprising of a low level W.C, wall mounted wash hand basin and a corner shower cubicle. Radiator. Tiled walls and flooring.

**First Floor**

**Landing**

Stained glass window to the rear. Loft access. Doors to bedrooms, bathroom and cloakroom. Radiator.

**W.C 4'1" x 2'6" (1.246 x 0.784 )**

Frosted double glazed window to rear. Low level W.C

**Bathroom 11'6" x 5'0" (3.514 x 1.534)**



Suite comprising of a bath , wash hand basin, large storage/airing cupboard,chrome heated towel rail, frosted double glazed window to side. Tiled splashbacks.

**Bedroom One 12'0" x 18'11" in to bay (3.66m x 5.77m in to bay)**



Double glazed bay window to front with sea views. Twi radiators.. Double glazed window to side.

**Bedroom Two 12'0 (in to bay)x 12'2" (3.66m (in to bay)x 3.71m )**



Double glazed bay window to front with sea views. Radiator.

**Bedroom Three 10'8 in to bay" x 12'2" (3.25m in to bay" x 3.71m )**



Double glazed bay window to rear. Radiator. Wash hand basin.

**Bedroom Three**



**Bedroom Four 7'9" x 8'9" (2.369 x 2.686 )**



Double glazed bay window to front with sea views. Radiator.

### Front Garden



Side access. Steps leading to the property. The garden is mainly laid to lawn with mature plants and shrubs.

### Front Garden



### Rear Garden



A walkway extends from the property's front, around its side, and reaching the rear, bordered by well cared-for lawns. Adjacent to the property is a communal lane granting access to a separate garage situated at the back. There is also a storage shed and greenhouse.

### Gardens



### Gardens



### Gardens



**Gardens**

**Aerial**

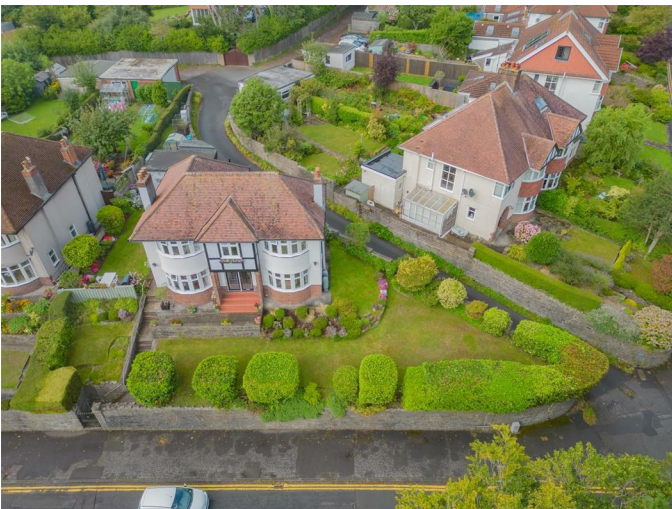


**Aerial**

**Aerial**



**Aerial**



**Aerial**



**Detached Garage 16'8" x 10'1" (5.083 x 3.097 )**



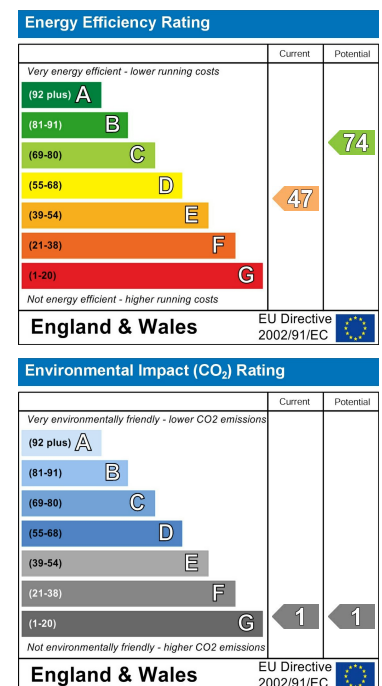
# Floor Plan



# Area Map



# Energy Efficiency Graph



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