



6 Langland Bay Manor Langland Bay Road, Langland, Swansea, SA3 4QH

£400,000

Welcome to the epitome of coastal luxury living at Langland Bay Manor! Set within an exclusive, Grade II listed development, this stunning first-floor two double bedroom apartment seamlessly combines timeless traditional features with mesmerizing sea views to the side that gaze upon the picturesque Langland Bay.

Upon stepping into the communal hallway, you are welcomed by a grand, full height ceiling, accompanied by a breathtaking staircase adorned with intricate decorations. Additionally, there is a lift, ensuring convenient access to other floors.

As you step into the hallway, high ceilings soar overhead, creating an expansive atmosphere that adds a touch of grandeur throughout while Gothic-style internal doors, adorned with intricate detailing, stand as

Entrance

Via security door to hallway.

Hallway

With a door to the lounge. Door to kitchen. Door to the bathroom. Door to w/c. Doors to bedrooms.

Lounge 13'2" x 17'7" (4.021 x 5.380)



With a set of glazed sash windows to the side offering sea views of Caswell Bay. Two wall mounted electric heaters.

Lounge



Lounge



Lounge



Kitchen 7'6" x 9'7" (2.297 x 2.923)



With a glazed sash window to the rear. A well appointed kitchen fitted with a range of base and wall units, running granite work surface incorporating a four ring hob with oven & grill under. Stainless steel sink and drainer unit. Integral washer/dryer. Integral dishwasher. Integral fridge/freezer. Tiled floor. Spotlights. Electric heater.

Kitchen



Kitchen



Bedroom One 13'8" x 13'4" (4.167 x 4.070)

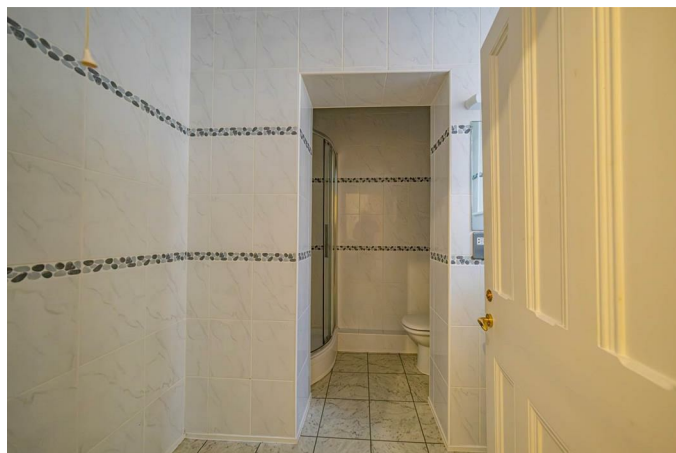


With a glazed sash window to the rear. Doors to built in wardrobes. Door to en-suite. Wall mounted electric heater.

Bedroom One



En-Suite



En-Suite 7'7" x 7'11" (2.312 x 2.424)



With a frosted glazed sash window to the rear. Suite comprising; corner shower cubicle. Low level w/c. Wash hand basin. Tiled floor. Tiled walls. Chrome heated towel rail.

Bedroom Two 14'9" x 18'3" (4.521 x 5.563)

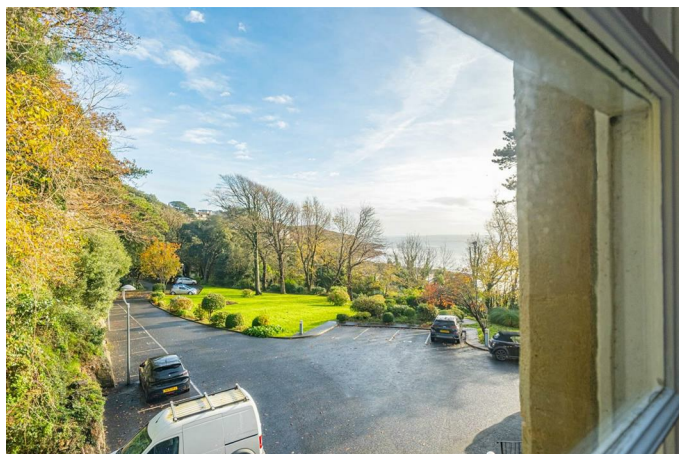


With a set of glazed sash windows to the side boasting sea views of Langland Bay. Doors to built in wardrobes. Two wall mounted electric heaters.

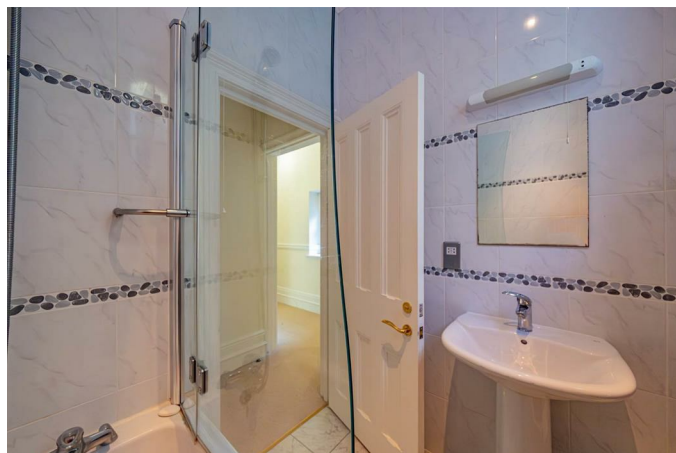
Bedroom Two



View



Bathroom 5'5" x 5'8" (1.658 x 1.733)



With a frosted glazed sash window to the rear. Suite comprising; bathtub with shower over. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights.

Bathroom



WC 5'5" x 3'5" (1.652 x 1.056)

With a frosted glazed sash window to the rear. Low level w/c. Tiled floor. Tiled walls. Spotlight.

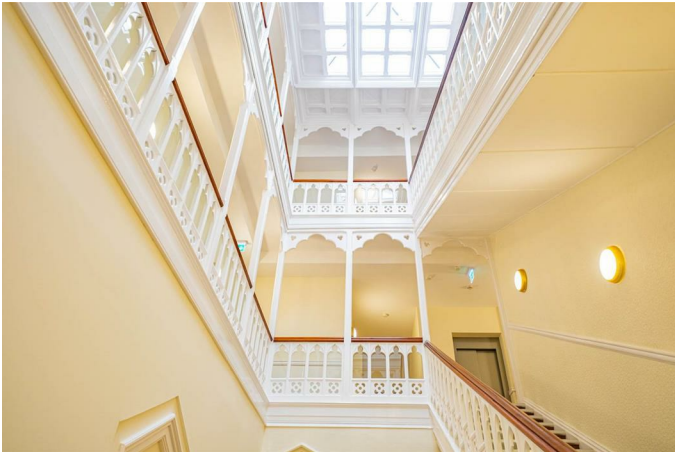
Communal Area



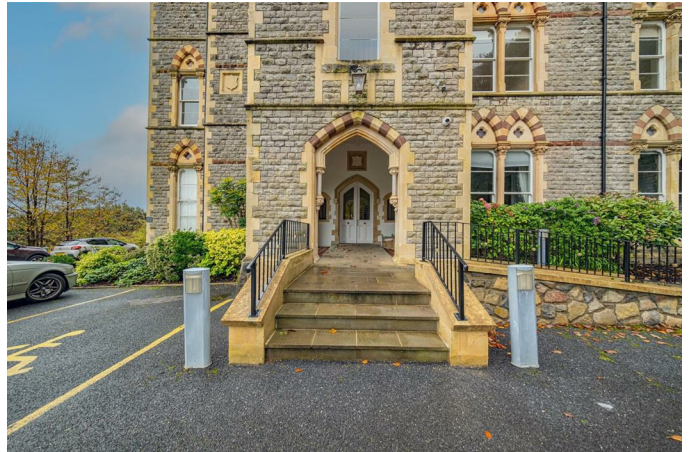
Grounds



Communal Area



Grounds



External

Externally the property benefits from landscaped communal gardens, security gated entry and residents & visitors parking.

Grounds



Grounds



Aerial Aspect



Another Aspect



Aerial Aspect



Aerial Aspect



Aerial Aspect



Agents Note

Langland Bay Manor is a grade 2 listed building.

Services

Mains electric. Mains sewerage. Mains water. Broadband type - superfast fibre. Mobile phone coverage available with O2 & Vodafone.

Council Tax Band

Council Tax Band - G
Council Tax Estimate - £2,971

Tenure

Leasehold.

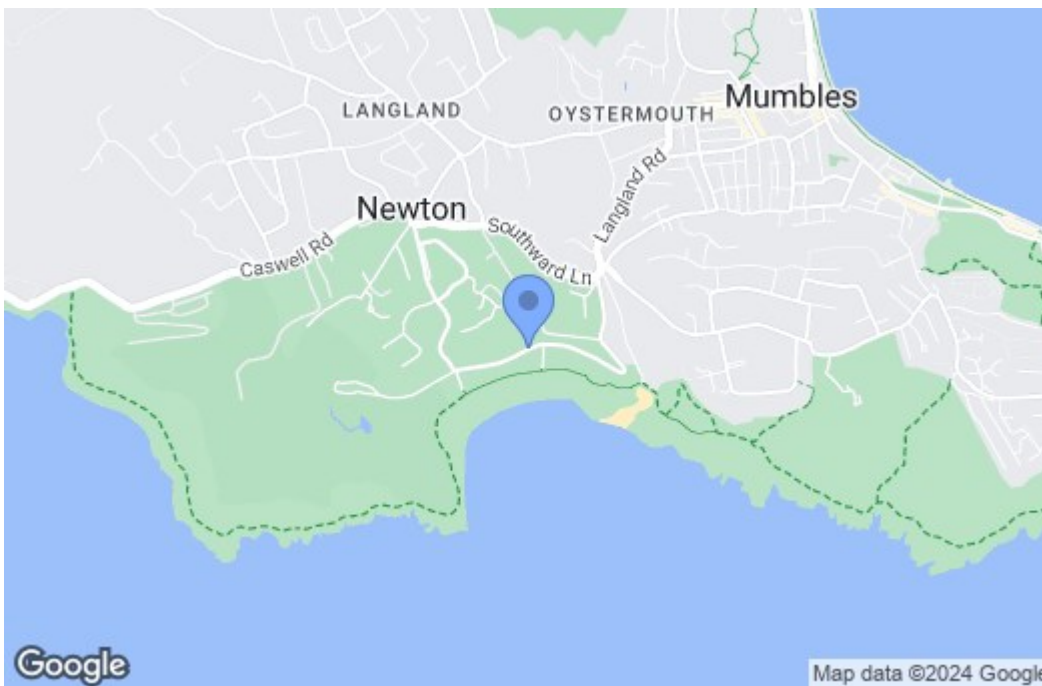
Floor Plan



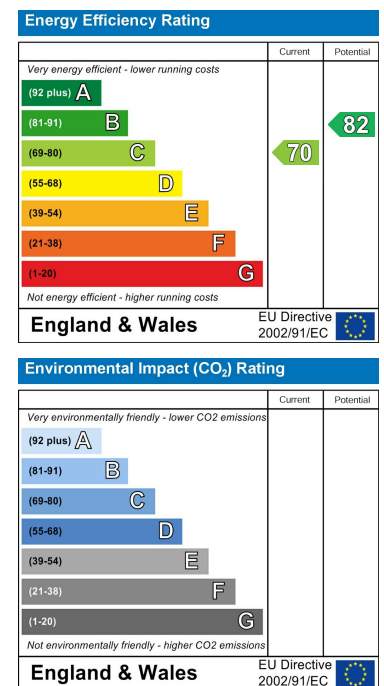
Total area: approx. 94.9 sq. metres (1021.2 sq. feet)

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Plan produced using PlanIt.

Area Map



Energy Efficiency Graph



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