



Flat 21 Gilbertscliffe Southward Lane, Langland, Swansea, City & County Of

Summ **£160,000** 1000

Welcome to your coastal retreat in the highly sought-after location of Langland. This exquisite one-bedroom, first-floor apartment boasts partial sea views from both the lounge and kitchen, creating a serene and idyllic living experience. Ideally suited for owner occupancy, this residence offers a unique opportunity to indulge in seaside living at its finest.

Upon entering, you are greeted by a well-designed hallway that seamlessly connects to the various living spaces within the apartment. The bedroom, a tranquil sanctuary, features ample space and natural light, creating a cozy atmosphere for rest and relaxation.

The bathroom is elegantly appointed with modern fixtures and finishes, providing a spa-like ambiance. The open-plan lounge and kitchen area are designed to maximize the partial sea views, creating a bright and

Entrance

Via a hardwood door into the hallway.

Hallway

With doors to lounge, bathroom, bedroom & storage cupboard.

Lounge 16'8" x 10'8" (5.09 x 3.27)



With a set of double glazed windows to the front partial offering sea views. Opening to the kitchen.

Lounge



Lounge



Lounge

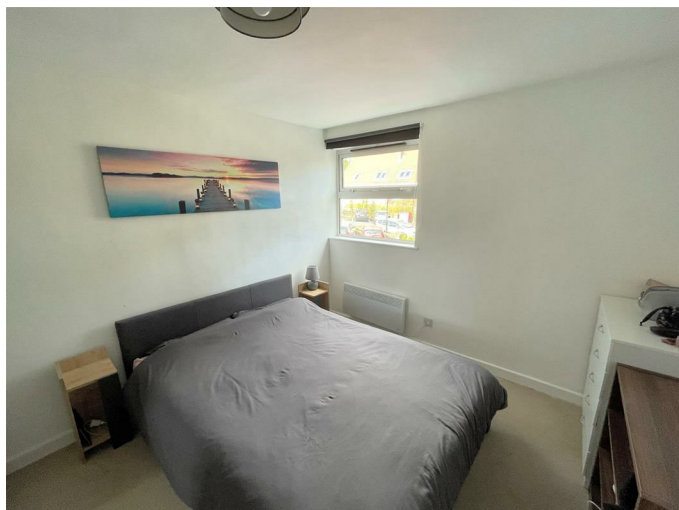


Kitchen 7'9" x 10'5" (2.38 x 3.18)



With a double glazed window to the front offering partial sea views. The kitchen is fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Four ring hob with oven & grill under. Extractor hood over. Space for washing machine. Space for dishwasher. Space for American style fridge/freezer.

Bedroom 9'10" x 11'6" (3.00 x 3.51)



With a double glazed window to the rear. Electric radiator.

Bedroom



Bathroom 5'7" x 6'11" (1.71 x 2.11)



A well appointed suite comprising; corner shower cubicle. Low level w/c. Wash hand basin. Tiled walls. Heated towel rail. Door to airing cupboard. Extractor fan.

External

Allocated car parking for one plus visitors parking at front of building.

Aerial Aspect



Services

Mains electric. Mains sewerage. Mains water.
Broadband type - ultrafast fibre. Mobile phone coverage available with EE, O2, Three & Vodafone.

Council Tax Band

Council Tax Band - C

Tenure

Leasehold - 87 years.

Service charge £1296 P/A

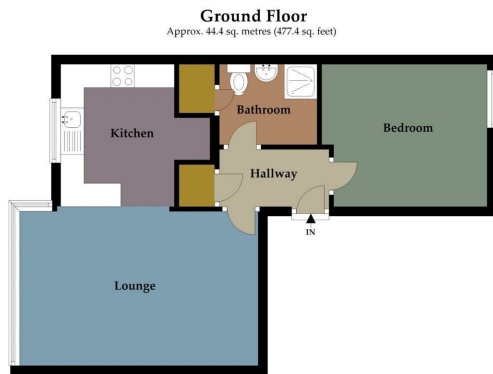
Ground Rent - £10 P/A

Ground rent review date 01/01/2025

Service charge review date 01/01/2025

Please be aware that letting is not permitted

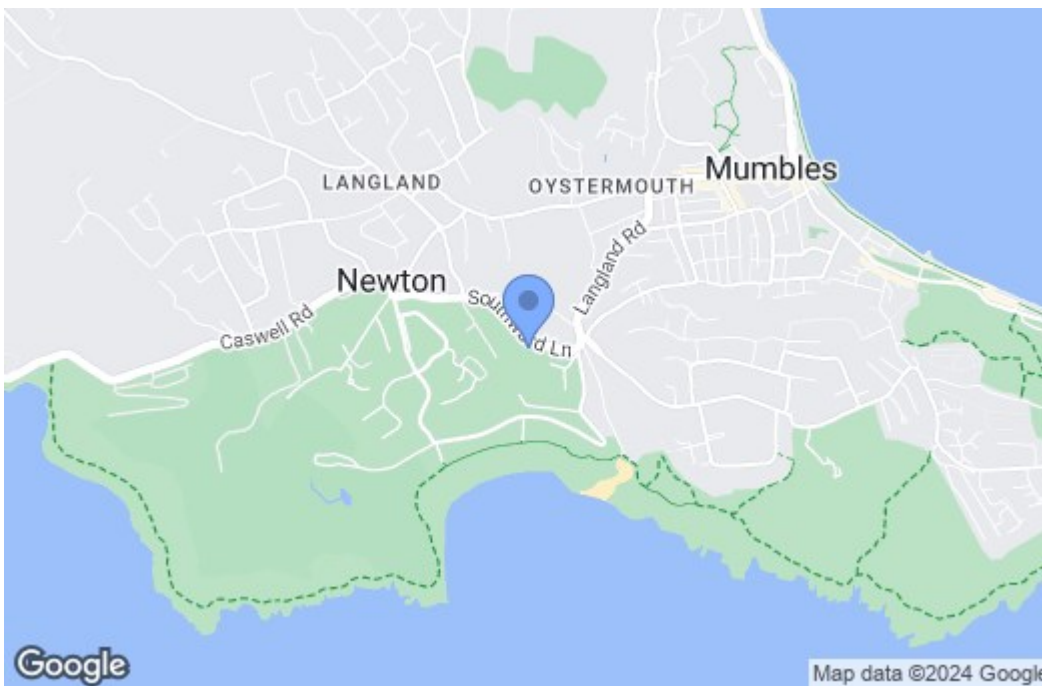
Floor Plan



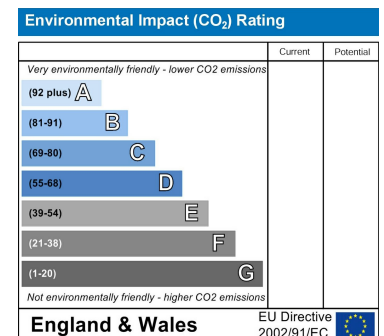
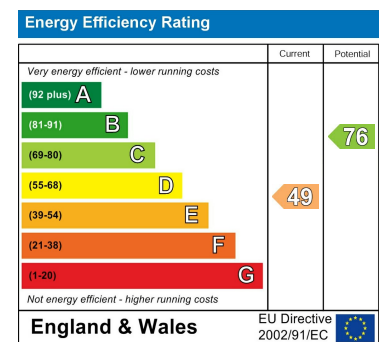
Total area: approx. 44.4 sq. metres (477.4 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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