



12 Cambridge Gardens, Langland, Swansea, City & County Of Swansea, SA3 4PP

£625,000

Welcome to Cambridge Gardens, Langland, where tranquility meets convenience in this charming three-bedroom detached bungalow. Nestled in a highly sought-after location, this property offers the rare opportunity of no onward chain, ensuring a seamless transition for its fortunate new owners.

Upon entering, you are greeted by a welcoming porch leading into the spacious interior. The accommodation spans a generous floor area of 1544.90 square feet, offering ample space for comfortable living.

The ground floor comprises a well-appointed lounge, perfect for relaxation, and a separate dining room ideal for entertaining guests. The adjoining kitchen is equipped with modern amenities and provides a delightful space for culinary endeavors. A convenient utility room, cloakroom, and pantry add to the practicality of the layout.

Entrance

Via a glazed hardwood door into the porch.

Porch

With a door to the integral garage. Door to the hallway. Tiled floor.

Integral Garage 20'0" x 8'11" (6.114 x 2.720)

With a electric 'up & over' door. Two glazed frosted windows to the side. Door to the utility room.

Hallway

Radiator. Door to storage cupboard. Frosted glazed hardwood door into the lounge.

Lounge 15'10" x 20'1" (4.847 x 6.136)



With a set of double glazed windows to the front. Double glazed sliding door to the front. Radiators. Feature fireplace. Door to the kitchen. Door to the dining room.

Lounge



Lounge



Kitchen 8'1" x 12'0" (2.464 x 3.674)



With a double glazed window to the rear. Radiator. Tiled floor. Frosted double glazed PVC door to the utility room. Range of base and wall units, running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Four ring induction hob. Integral oven & grill. Integral microwave. Space for fridge/freezer.

Kitchen



Utility Room 7'1" x 6'6" (2.183 x 1.997)



With a door to the pantry. Door to the cloakroom. Frosted double glazed PVC door to the rear. Frosted double glazed window to the rear. Tiled floor. Radiator. Running work surface with plumbing for washing machine. Space for tumble dryer.

Cloakroom 4'9" x 2'7" (1.464 x 0.793)

With a frosted double glazed window to the rear. Suite comprising; low level w/c. Wash hand basin.

Dining Room 12'5" x 12'11" (3.805 x 3.948)



With a set of double glazed windows to the rear. Door to the inner hall. Radiator.

Dining Room



Inner Hall

With a door to the bathroom. Doors to bedrooms. Doors to storage cupboards.

Bathroom 7'3" x 5'7" (2.229 x 1.717)



With a frosted double glazed window to the rear. Suite comprising: corner shower cubicle. Low level w/c. Wash hand basin. Radiator. Tiled floor. Tiled walls. Spotlights.

Bedroom One 10'2" x 15'10" (3.121 x 4.845)



With a set of double glazed windows to the front. Radiator. Doors to built in wardrobes.

Bedroom One



Bedroom Two 17'2" x 9'11" (5.257 x 3.035)



With a set of double glazed windows to the side. Radiator. Doors to built in wardrobes.

Bedroom Two



Bedroom Three 10'2" x 8'10" (3.108 x 2.695)



With a set of double glazed windows to the side. Radiator. Doors to built in wardrobes.

External

Front



You have private driveway parking for several vehicles leading to the integral garage. Lawned garden home to a variety of flowers, trees and shrubs. Patio seating area. Side access to the rear.

Rear



You have a patio seating area. Lawned garden home to a variety of flowers, trees and shrubs.

Rear



Aerial Aspect



Aerial Aspect



Aerial Aspect



Services

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

Council Tax Band

Council Tax Band - G

Tenure

Freehold.

Floor Plan



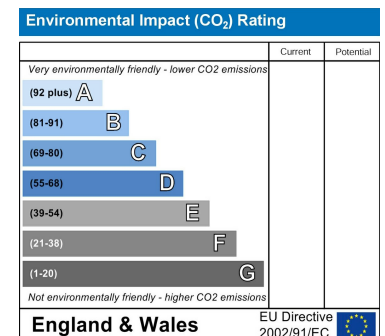
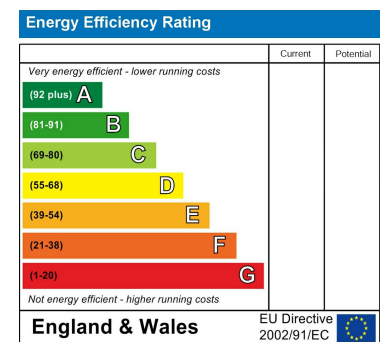
Total area: approx. 143.5 sq. metres (1544.9 sq. feet)

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Area Map



Energy Efficiency Graph



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