



## 24 Worcester Drive, Langland, Swansea, City & County Of Swansea, SA3 4HL

**£595,000**

Welcome to this charming four-bedroom detached family home situated on the highly sought-after Worcester Drive in Langland, offering breathtaking sea views. This delightful property, sold with no onward chain, sits on an impressive plot size of 0.11 acres and boasts a floor area of 1232 ft<sup>2</sup>. While the home does require some updating throughout, it offers massive potential for customization and modernisation to create your perfect family retreat.

The ground floor accommodation includes a welcoming hallway that leads to various rooms. The kitchen is functional with the potential for refurbishment and modern upgrades. A spacious lounge with ample natural light provides the perfect space for relaxing and enjoying the stunning sea views. Adjacent to the lounge is a dining room, offering a great space for family meals and entertaining guests. Also on the ground floor is bedroom four, a versatile room that can be used as a bedroom, home office, or playroom. A practical shower room completes the ground floor layout.

### Entrance

Via a hardwood door into the hallway.

### Hallway



With a double glazed window to the side offering sea views. Door to the lounge. Door to the kitchen. Radiator. Stairs to the first floor.

### Hallway



### Kitchen 7'11" x 12'0" (2.426 x 3.679 )



With a set of double glazed windows to the rear. Double glazed PVC door to the side offering sea views. The kitchen is fitted with a range of base and wall units, running work surface incorporating a one and a half bowl sink and drainer unit. Four ring gas hob with oven and grill under. Space for fridge/freezer. Plumbing for washing machine. Tiled floor.

### Kitchen



## Kitchen



Lounge 12'0" x 16'1" (3.665 x 4.924 )



With a double glazed bay window to the front offering partial sea views of Swansea Bay. Two radiators. Gas fire. Opening to the dining room.

## Lounge



Dining Room 7'4" x 12'0" (2.256 x 3.680 )



With a door to bedroom four. Double glazed sliding door to the rear. Radiator.

### Dining Room



### Bedroom Four 12'11" x 11'1" (3.946 x 3.382)



With a set of double glazed windows to the side. Double glazed window to the rear. Double glazed patio doors to the rear. Radiator. Door to the shower room.

### Shower Room 6'0" x 5'11" (1.843 x 1.806 )



With a frosted double glazed window to the side. Suite comprising; shower cubicle. W/C. Wash hand basin. Radiator.

### First Floor

#### Landing

With a double glazed window to the side offering breath-taking sea views. Door to the bathroom. Door to the w/c. Door to airing cupboard. Doors to bedrooms.

### Bathroom 5'5" x 5'7" (1.676 x 1.719 )



With a frosted double glazed window to the rear. Suite comprising; bathtub with shower over. Wash hand basin. Radiator. Tiled walls.

## W/C

With a frosted double glazed window to the rear. W/C. Radiator.

## Bedroom One 13'0" x 12'11" (3.974 x 3.952 )



With a set of double glazed windows to the front offering sea views of Swansea Bay and beyond. Radiator. Doors to built in wardrobes.

## View



## Bedroom One



## Bedroom Two 12'0" x 10'1" (3.68 x 3.089)



With a set of double glazed windows to the rear offering sea views. Radiator. Doors to built in wardrobes.

### Bedroom Two



### Aerial Aspect



### Bedroom Three 8'1" x 11'0" (2.480 x 3.373 )



### Aerial Aspect



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

### External

#### Front

With a lawned garden. Driveway parking for two vehicles leading to the garage.

### Aerial Aspect



## View



## Rear Garden



## Another Aspect



## Rear Garden



## Garage

With an 'up & over' door. Storage area with stairs leading up to the workshop area (with a Velux roof window to the rear offering sea views, could be converted subject to planning permission)

## Workshop Area 10'1" x 11'5" (3.078 x 3.504 )

With a Velux roof window to the rear offering sea views. Could be converted subject to planning permission.

## Rear

You have a patio seating area with ample room for tables and chairs. Lawned garden home to a variety of flowers, trees and shrubs. Detached garden shed. Detached greenhouse.

## Rear Garden



## Rear Garden



### Services

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

### Council Tax Band

Council Tax Band - F

### Tenure

Freehold.



## Floor Plan



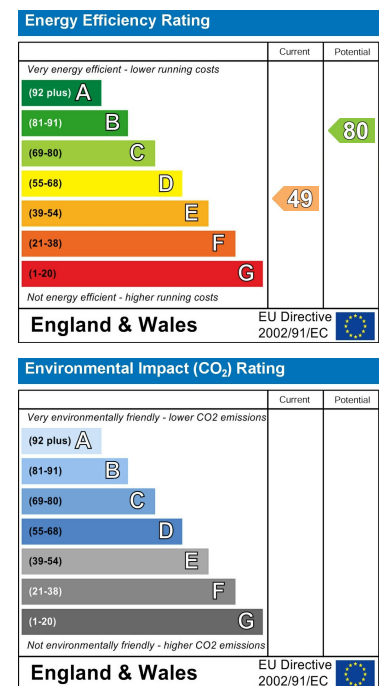
Total area: approx. 114.5 sq. metres (1232.0 sq. feet)

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## Area Map



## Energy Efficiency Graph



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