

30 Brynfield Court, Langland, Swansea, City & County Of Swansea, SA3 4TF

£300,000

Welcome to this exceptional fourth-floor two-bedroom apartment situated in the highly sought-after Brynfield Court, Langland. Boasting stunning sea views from both the lounge/dining room and bedroom one, this residence offers a unique opportunity for coastal living with no onward chain.

Spanning a generous 962 square feet, the accommodation is thoughtfully designed to provide both comfort and functionality. As you enter through the porch, you are welcomed into a spacious lounge/dining room, where large windows not only flood the space with natural light but also provide access to the front balcony, perfect for enjoying the captivating sea views.

The well-appointed kitchen, with access to the rear balcony, is equipped with modern appliances and ample storage, making it ideal for culinary enthusiasts. The apartment features two comfortable bedrooms; the

Entrance

Entered via a communal entrance with an entry phone and both a lift and stairway. The property is entered via a hardwood door leading into the porch.

Porch

With a door the lounge/dining room.

Lounge/Dining Room 16'1" x 20'5" (4.912 x 6.243)



With a door to the inner hall. Radiator. Electric fire. Door to the kitchen. Double glazed windows to the front offering sea views. Double glazed French patio doors to the front balcony. Front balcony offers sea views.

Lounge/Dining Room



Lounge/Dining Room



Lounge/Dining Room



Balcony



View



Kitchen



Kitchen 9'6" x 10'3" (2.902 x 3.135)



With a set of double glazed windows to the rear balcony area. Double glazed PVC door to the rear balcony area. 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 induction hob with oven & grill under. Extractor hood over. Space for fridge freezer. Space for washing machine. Integral washing machine. Tiled floor.

Inner Hall



With a door to the airing cupboard. Door to bathroom. Door to W/C. Doors to bedrooms.

Bathroom 5'4" x 7'1" (1.627 x 2.163)



With a frosted double glazed window to the rear. Suite comprising; bathtub. Wash hand basin. Tiled floor. Radiator.

W/C 6'0" x 2'9" (1.850 x 0.848)

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

Bedroom One 11'10" x 15'7" (3.625 x 4.752)



With a set of double glazed windows to the front offering sea views. Door to en-suite. Sliding doors to the built in wardrobes.

Bedroom One



En-Suite 8'5" x 3'5" (2.576 x 1.056)



With a double glazed window to the rear. Suite comprising; corner shower cubicle. W/C. Wash hand basin. Chrome heated towel rail. Spotlights.

Bedroom Two 12'4" x 11'11" (3.784 x 3.653)



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

Bedroom Two



External



Private secure parking to the rear via the garage. Communal gardens to the front.

Aerial Aspect



Aerial Aspect



Another Aspect



Services

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

Council Tax Band

Council Tax Band - E

Tenure

Leasehold - 939 years left.

Floor Plan

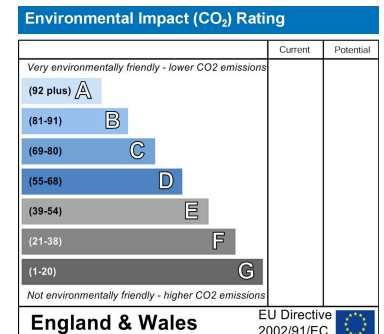
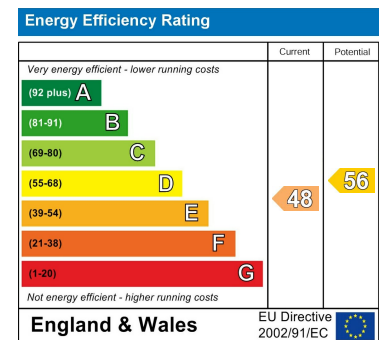


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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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