



45 Beaufort Avenue, Langland, Swansea, City & County Of Swansea, SA3 4PB

Offers Over £650,000

Situated in the highly desirable location of Beaufort Avenue, this three-bedroom detached house is offered for sale with no onward chain. Within easy walking distance of Langland Bay, this property presents an excellent opportunity for buyers looking for a home with significant potential in one of Swansea's most sought after postcodes.

The ground floor features a welcoming hallway, two spacious reception rooms, a well-appointed kitchen, and a convenient shower room. On the first floor, there are three comfortable bedrooms and a family bathroom.

Externally, the property boasts a lovely rear garden, providing a tranquil space for relaxation. The front of the house includes a lawn, driveway parking, and a garage, ensuring ample space for vehicles.

Located within easy reach of Mumbles, this property is perfect for those looking to enjoy the vibrant local community and stunning coastal scenery. Don't miss the chance to make this versatile home your own.

Hallway 11'5" max x 7'6" (3.5 max x 2.29)



Entered via a glazed hardwood door to side and with a double glazed window to front. Wood flooring. Doors to lounge and dining room. Stairs to first floor and under stairs storage cupboard. Radiator.

Living Room 20'7" max x 14'11" max (6.28 max x 4.57 max)



Doors to conservatory and dining room. Double glazed windows to front and side. Two radiators. Wood flooring. Feature inset gas fire.

Living Room

Conservatory 9'5" x 6'10" (2.88 x 2.1)



Double glazed windows to front and side.

Dining Room 9'9" max x 13'9" (2.99 max x 4.2)



Doors to three storage cupboards. Door to living room and kitchen. Double glazed window to rear. Radiator.

Kitchen 9'9" max x 7'2" max (2.99 max x 2.19 max)



Double glazed window and door to rear. Opening to utility space. The kitchen is fitted with a range of base and wall units, running work surface incorporating a sink and drainer unit. Space for cooker. Plumbing for washing machine. Radiator.

Kitchen



Utility room 7'2" max x 3'2" max (2.19 max x 0.97)

Double glazed window to side. Door to shower room. Space for fridge/freezer.

Shower Room 4'9" max x 8'3" max (1.47 max x 2.54 max)



Corner shower. Bidet. Low level W.C. Free standing wash hand basin. Tiled floor and walls. Radiator. Extractor fan.

Landing

Doors to bedrooms and bathroom. Access to loft. Double glazed window to rear.

Bedroom One 14'11" max x 12'0" max (4.57 max x 3.68 max)



Double glazed window to front and a further double glazed window to side offering sea views. Radiator. Fitted wardrobes

Bedroom One



Bedroom Two 10'9" max x 11'1" max (3.28 max x 3.39 max)



Double glazed window to front. Fitted wardrobes. Radiator.

Bedroom Three 11'1" max x 7'6" max (3.39 max x 2.29 max)



Double glazed window to front. Door to storage cupboard. Radiator.

Bathroom



Frosted double glazed window to rear. Bath. Free standing wash hand basin. Low level W.C. Door to airing cupboard housing combi boiler. Tiled splashbacks.

Bathroom



Rear Garden



A pleasant rear garden, mainly laid to lawn

Front Garden



Mainly laid to lawn. Driveway with space for two cars leading to garage.

Aerial



Aerial



Aerial



Aerial

Rear Garden

Services

Mains gas. Mains water. Mains sewerage.

Full phone signal available with O2. Broadband -
Ultrafast available.

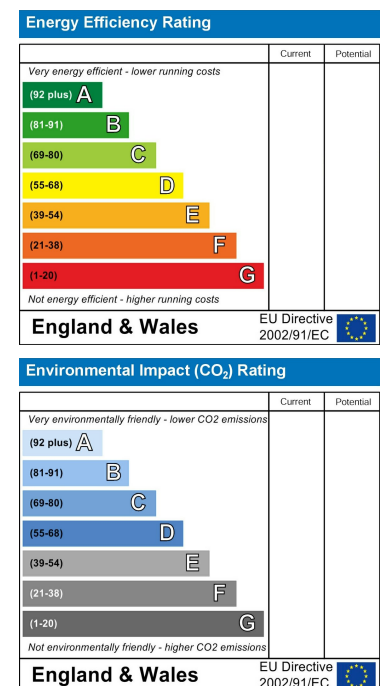
Floor Plan



Area Map



Energy Efficiency Graph



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