



23 Rotherslade Road, Langland, Swansea, City & County Of Swansea, SA3 4QW

Offers Over £925,000

Discover a dream lifestyle in this beautifully presented four-bedroom detached home situated on the prestigious Rotherslade Road. This exquisite property offers the perfect blend of modern family living and serene coastal ambiance, all while retaining its charming traditional features throughout. Spread across 1,722 sq ft, the home provides ample space for comfort and functionality.

The property features stunning gardens, ideal for relaxation and outdoor activities, creating an idyllic environment for families. With easy access to the scenic Rotherslade Bay and Langland Bay, as well as the vibrant amenities of Mumbles and Underhill Park, this home is perfectly positioned to enjoy the best of local living. The property is within easy reach of Gower and its many award winning beaches and walks whilst Langland Golf Club is within walking distance

Experience the epitome of luxury and convenience in this remarkable residence, where every detail has been thoughtfully designed to offer a premium lifestyle while preserving the elegance of traditional architecture.

Entrance

Via a composite door into the porch.

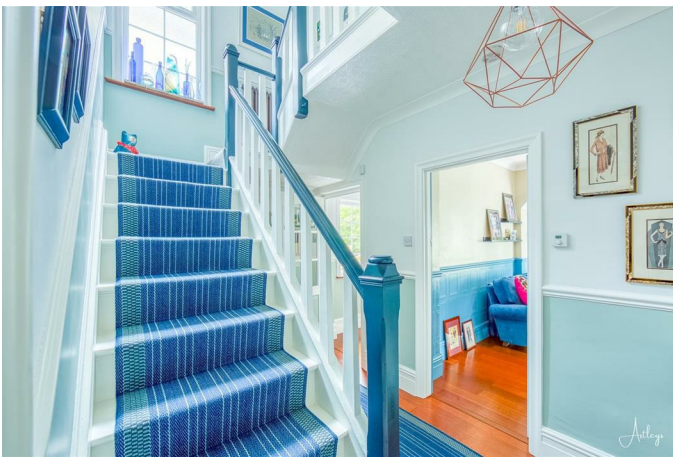
Porch

With a double glazed window to the side. Door to the cloakroom. Two radiators. Door to the hallway.

Cloakroom 4'6" x 4'0" (1.393 x 1.227)

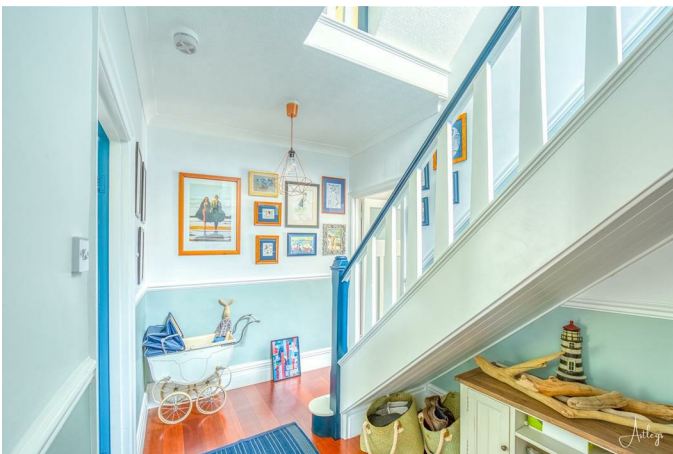
With a frosted double glazed window to the front. Wash hand basin. W/C. Radiator. Part tiled walls. Extractor fan.

Hallway



With stairs to the first floor. Radiator. Door to lounge. Door to dining room.

Hallway



Lounge 13'7" x 19'6" (4.141 x 5.969)



A charming room with double glazed patio doors to front raised decked seating area, double glazed window to the front and side. Traditional cast iron feature fireplace with timber surround and tiled hearth. Three radiators.

Lounge



Dining Room 11'0" x 12'7" (3.354 x 3.836)



With an opening to the kitchen. Double glazed French patio doors to the rear. Two radiators.

Dining Room



Kitchen 18'10" x 11'6" (5.747 x 3.508)



With a set of double glazed windows to the side. Door to the pantry. Double glazed PVC door to the side. Radiator. Tiled floor. A well appointed kitchen fitted with a range of base and wall units, running wood block work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Five ring gas hob with extractor hood over. Integral AEG oven & grill. Integral dishwasher. Plumbing for washing machine. Space for American Style fridge/freezer.

Kitchen



Kitchen



First Floor

Landing

With a frosted double glazed window to the side. Door to airing cupboard. Door to bathroom. Doors to bedrooms. Stairs to the second floor. Radiator.

Bathroom 9'4" x 7'0" (2.866 x 2.154)



With a frosted double glazed window to the side. Beautifully appointed suite comprising; Bathtub. Corner shower cubicle. W/C. Wash hand basin. Heated towel rail. Tiled walls. Spotlights. Extractor fan.

Bedroom Two 11'2" x 12'11" (3.423 x 3.947)



With a set of double glazed French patio doors to the raised decked seating area. Radiator. Doors to fitted wardrobes.

Bedroom Three 11'1" x 11'2" (3.397 x 3.419)



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

Bedroom Four 14'1" x 9'10" (4.308 x 3.017)



With a set of double glazed patio doors to the front balcony offering sea views of Langland Bay. Radiator. Doors to built in wardrobes.

Bedroom Four



Second Floor

Landing

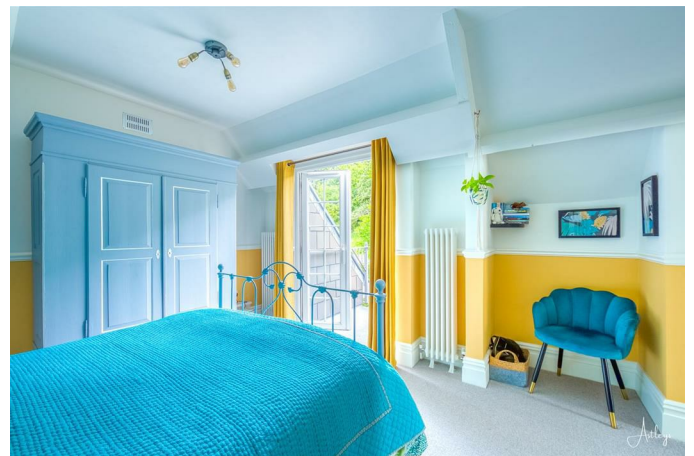
With a door to the boiler cupboard providing access to the eaves storage. Door to bedroom one. Frosted double glazed window to the side.

Bedroom One 13'1" x 18'4" (4.013 x 5.592)



Another lovely bedroom with double glazed French doors to rear balcony and seating area. Door to ensuite. Fitted alcove wardrobe space. Feature porthole double glazed window to side. Exposed beams. Spotlights. Radiator.

Bedroom One



Bedroom One



Another Aspect



En-Suite 5'8" x 8'3" (1.732 x 2.530)



Garage 16'5" x 10'5" (5.015 x 3.178)

Plumbing for washing machine and tumble dryer, power and light, up and over door.

Rear

A delightful feature of the property with landscaped gardens. A small courtyard accessed from the dining room and entry to the garage. Door to outbuilding. Pathway to the side leading up to three tiered lawns, which include a delightful decked seating area. The rear garden is home to a variety of flowers, trees and shrubs.

Aerial Aspect



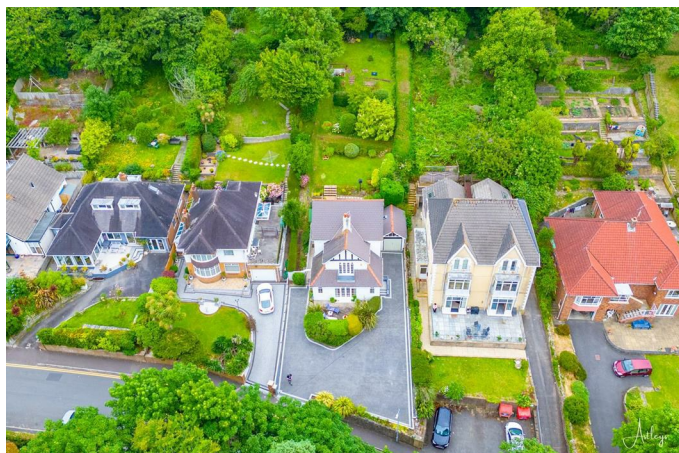
With a frosted double glazed window to the side. Suite comprising; Corner shower cubicle. W/C. Wash hand basin. Chrome heated towel rail. Part tiled walls. Spotlights. Extractor fan.

External

Front

Private driveway parking with plenty of room for numerous vehicles, driveway leads to the garage. Access around both sides to the rear garden. Raised decked seating area offering sea views of Langland Bay.

Aerial Aspect



Aerial Aspect



Aerial Aspect



Rear Garden



Aerial Aspect



Rear Garden



Rear Garden



Rear Garden



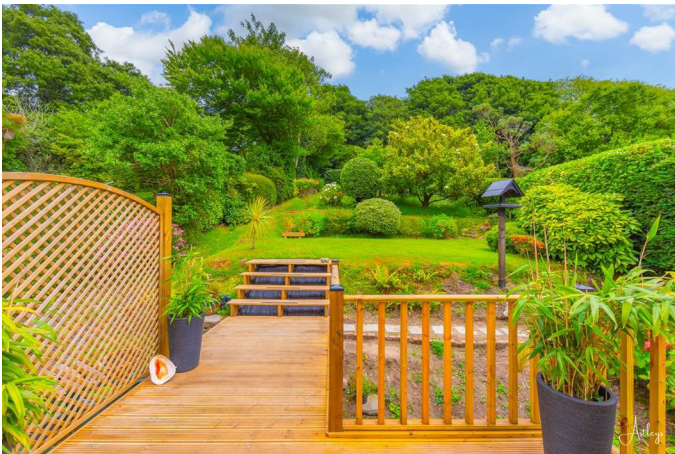
Rear Garden



Rear Garden



Rear Garden



Rear Garden



Services

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

Council Tax Band

Council Tax Band - H

Tenure

Freehold.

Floor Plan



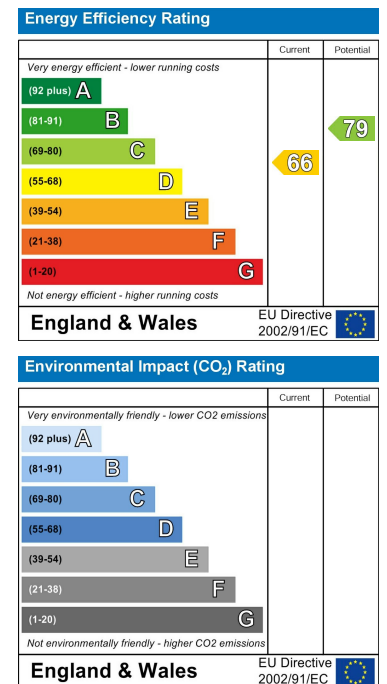
Total area: approx. 1610 sq. metres (17225 sq. feet)

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Area Map



Energy Efficiency Graph



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