



Apartment 1 9 Rotherslade Road, Langland, Swansea, City & County Of Swansea, Offers Over **£350,000**

This stunning two-bedroom apartment is located in the highly sought-after coastal area of Rotherslade, offering an ideal blend of comfort, style, and convenience. Situated just moments from the beautiful beach and scenic coastal walks, this property provides an idyllic seaside lifestyle.

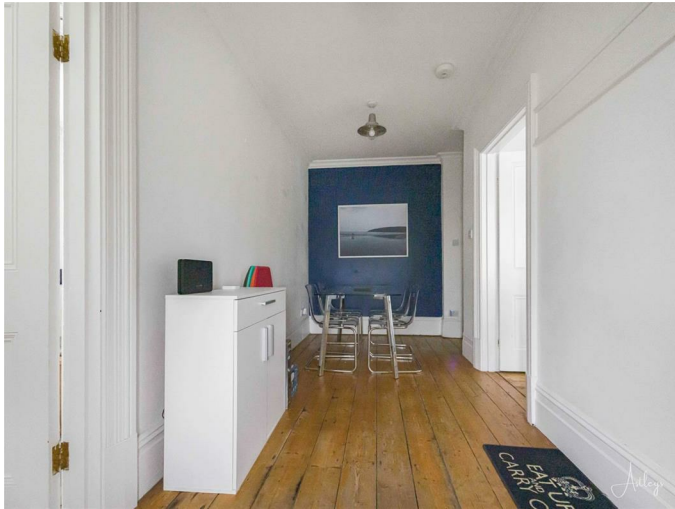
With a generous floor area of 885 sq. ft., the apartment offers spacious and well-appointed accommodation. Upon entering, you are greeted by a welcoming hallway that leads to a bright and airy lounge, a modern kitchen, and a contemporary shower room. The two bedrooms are spacious, with the master bedroom featuring a dressing area and an en-suite bathroom, creating a private and luxurious retreat.

Offered with no onward chain, this property ensures a smooth and hassle-free purchase process. Whether you're looking for a permanent residence, a holiday home, or a smart investment, this apartment in Rotherslade

Entrance

Via a composite door into the hallway.

Hallway



With doors to the lounge, kitchen, shower room and bedrooms. Two radiators.

Lounge 15'7" x 11'3" (4.74m x 3.44m)

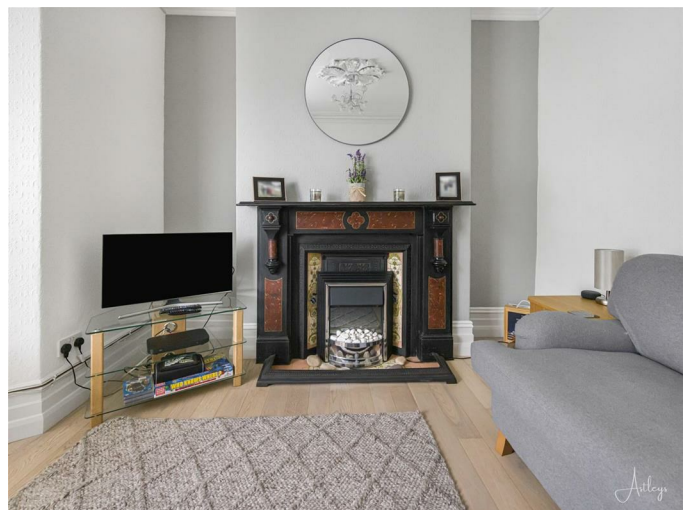


With a double glazed box window to front. Feature fireplace. Radiator.

Lounge



Lounge



Kitchen 11'9" x 10'10" (3.59m x 3.30m)

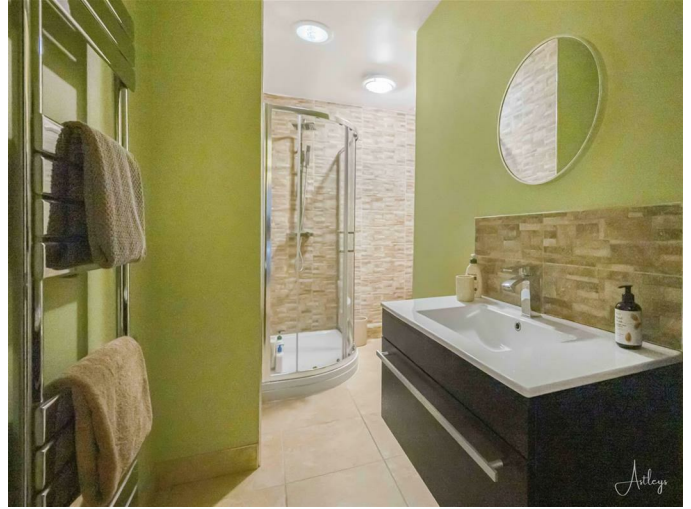


With a set of double glazed windows to the side. The kitchen is well appointed and fitted with a range of base and wall units, running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Five ring gas hob with oven & grill under. Extractor hood over. Space for fridge freezer. Plumbing for washing machine. Integral dishwasher.

Kitchen

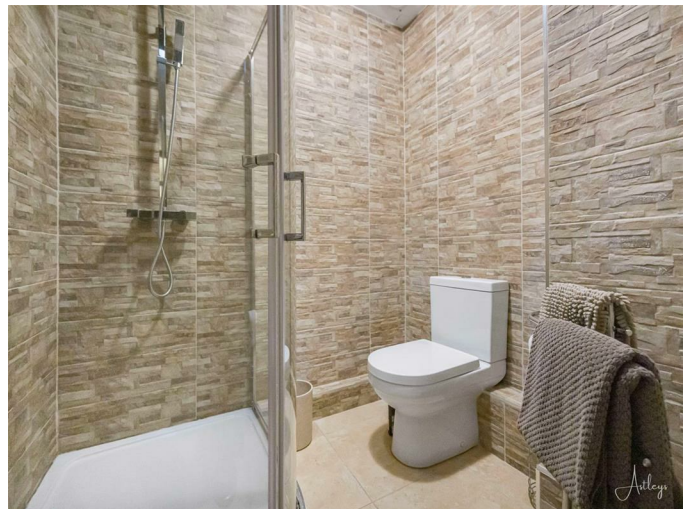


Shower Room 12'8" x 7'3" (3.88 x 2.21)



Well appointed suite comprising; corner shower cubicle. W/C. Wash hand basin. Radiator. Tiled floor. Part tiled walls. Extractor fan.

Shower Room

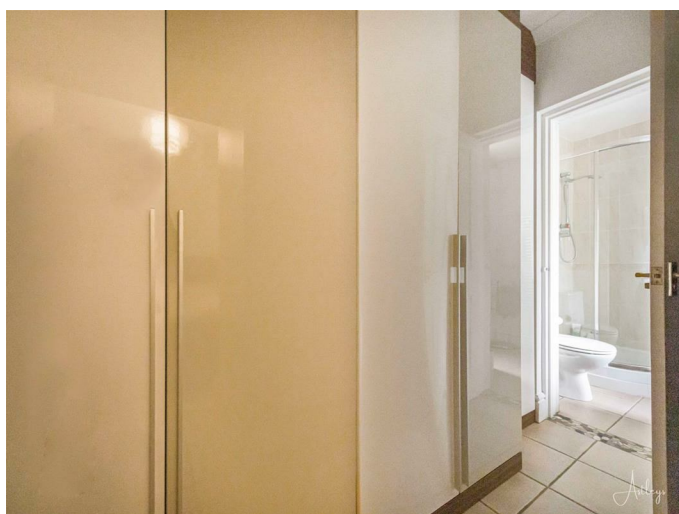


Bedroom One 11'9" x 8'3" (3.59m x 2.51m)



With a double glazed window to the side. Opening to the dressing area. Radiator.

Dressing Area 10'6" x 4'11" (3.20m x 1.51m)



Doors to fitted wardrobes. Radiator. Door to en-suite.

En-Suite 8'2" x 4'11" (2.51 x 1.51)



With a frosted double glazed window to the side. Suite comprising; corner shower cubicle. W/C. Wash hand basin. Chrome heated towel rail. Tiled floor. Part tiled walls. Extractor fan. Door to airing cupboard.

Bedroom Two 11'9" x 8'2" (3.59m x 2.50m)



With a double glazed window to the side. Radiator. Doors to built in wardrobe.

Bedroom Two



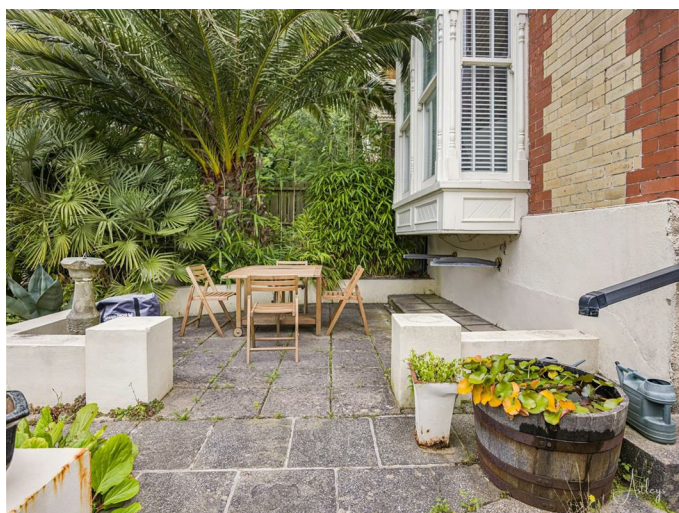
Another Aspect



External

Raised seating area. Parking for two vehicles.

Patio



Aerial Aspect



Aerial Aspect



Services

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

Council Tax Band

Council Tax Band - E

Tenure

Leasehold. 79 years left on the lease.

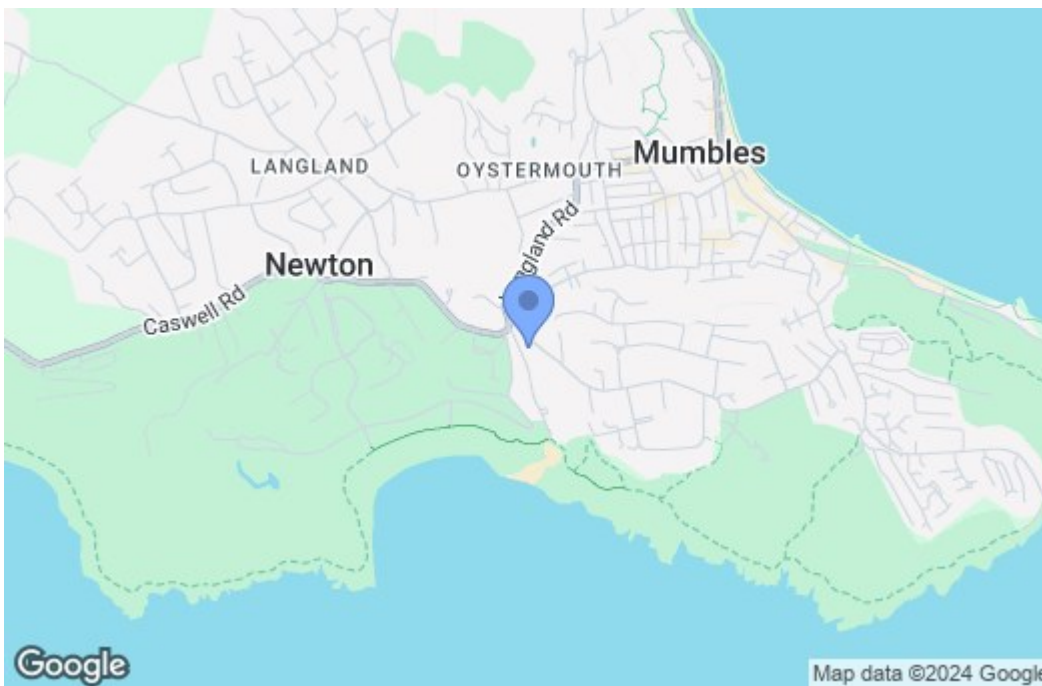
Floor Plan



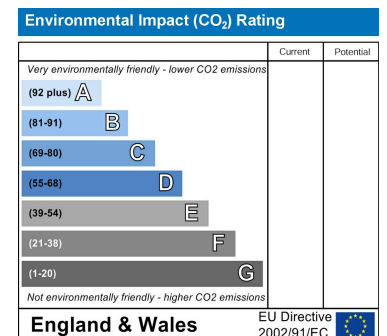
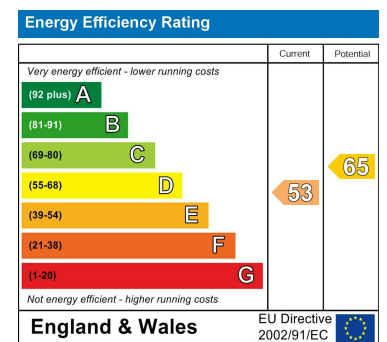
Total area: approx. 82.3 sq. metres (885.4 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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