



## 17 Amberley Drive, Langland, Swansea, City & County Of Swansea, SA3 4PJ

**£449,950**

Nestled in the highly desirable location of Amberley Drive, Langland, this spacious four-bedroom detached family home offers a unique blend of comfort and coastal charm. Boasting partial sea views from bedrooms three and four, the property enjoys an enviable position on a generous plot of 0.08 acres. With a floor area of 1,431 square feet, the home offers ample space for family living and entertaining.

On the ground floor, you are greeted by a welcoming hallway that leads to a cloakroom, sitting room, lounge, and dining room, offering multiple spaces for relaxation and socializing. The kitchen is complemented by a utility room, and there is convenient access to the integral garage. Upstairs, the first floor features a family bathroom and four well-proportioned bedrooms, with bedroom one benefiting from its own en-suite.

Externally, the property offers driveway parking for two vehicles at the front, alongside a lawned garden. To the rear, a patio seating area provides the perfect spot for al fresco dining, leading to a lawned garden.



### Entrance

Via a hardwood door into the hallway.

### Hallway

With stairs to the first floor. Door to the sitting room. Door to the lounge. Door to the cloakroom. Door to the kitchen. Radiator.

### Cloakroom 5'11" x 2'7" (1.814 x 0.793)



With a WC, wash hand basin & extractor fan.

### Sitting Room 9'5" x 8'5" (2.893 x 2.585 )



You have a set of double glazed windows to the front and a radiator. Door to understairs storage.

### Sitting Room



### Lounge 13'6" x 10'10" (4.117 x 3.319 )



You have a double glazed bay window to the front. Radiator. Set of doors to the dining room.

## Lounge



## Dining Room 9'10" x 10'9" (3.013 x 3.300 )



You have a double glazed sliding door to the rear garden. Radiator.

## Kitchen 9'6" x 12'2" (2.914 x 3.722 )



You have a set of double glazed windows to the rear. Radiator. Door to the utility room. The kitchen is fitted with a range of basin wall units, running work surface incorporated a one and a half bowl stainless steel sink and drainer unit. Integral oven and grill. Space for fridge freezer.

## Kitchen



### Utility Room 8'7" x 8'0" (2.635 x 2.459)



You have a double glazed window to the rear. Door to the rear garden. Wash hand basin. Plumbing for washing machine. Door to the garage.

### Integral Garage 17'7" x 9'0" (5.361 x 2.751)

With power and light. up and over door.

### First Floor

#### Landing

You have loft access. Double glazed window to the side. Door to airing cupboard. Doors to bedrooms. Door to bathroom.

### Bathroom 7'4" x 6'5" (2.258 x 1.976)



With a frosted double glazed window to the rear. Suite comprising bathtub. W/C. Wash hand basin. Radiator.

### Bathroom



### Bedroom One 11'1" x 10'0" (3.383 x 3.060)



You have a set of double glazed windows to the front. Radiator. Door to en suite.



### Bedroom One



### En-Suite



### En-Suite 4'7" x 7'11" (1.420 x 2.417 )



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

### Bedroom Two 9'7" x 12'1" (2.932 x 3.694 )



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

### Bedroom Two



### Bedroom Three



### Bedroom Three 9'6" x 8'8" (2.896 x 2.642 )



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

### Bedroom Four 9'7" x 6'9" (2.944 x 2.076 )



With a set of double glazed windows to the rear again offering partial sea views. Radiator.

### External



## Front



You have driveway parking for two vehicles leading to the integral garage. lawned garden.

## Aerial Aspect



## Aerial Aspect



## Aerial Aspect





**Another Aspect**



**Another Aspect**



**Rear**



You have a patio seating area which in turn leads to a lawned garden. The garden is boarded by fencing.

**Rear**





## Rear



## 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.

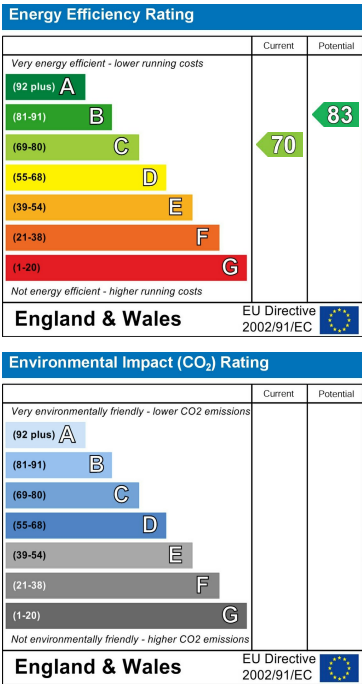
Floor Plan



Area Map



Energy Efficiency Graph



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