



85 Higher Lane, Langland, Swansea, City & County Of Swansea, SA3 4PD

£725,000

Located with all day sun in the highly desirable Higher Lane, Langland, this modern three-bedroom bungalow occupying a large corner plot with an adjoining one-bedroom self-contained annex presents an exceptional opportunity to enjoy coastal living at its finest. Offering stunning sea views across Langland Bay from the front, the property is perfectly positioned within walking distance of the beach, combining convenience with tranquility.

Set on a generous plot of 0.20 acres, this home boasts a total floor area of 1,897 square feet. Inside, the main residence features a well-appointed kitchen/breakfast room which opens into a spacious dining area, ideal for both everyday living and entertaining. A light-filled conservatory adds a further dimension to the living space, creating a relaxing environment that connects beautifully with the outdoors. The accommodation also includes a family bathroom and three comfortable bedrooms.

Entrance

Via a double glazed PVC door into the hall.

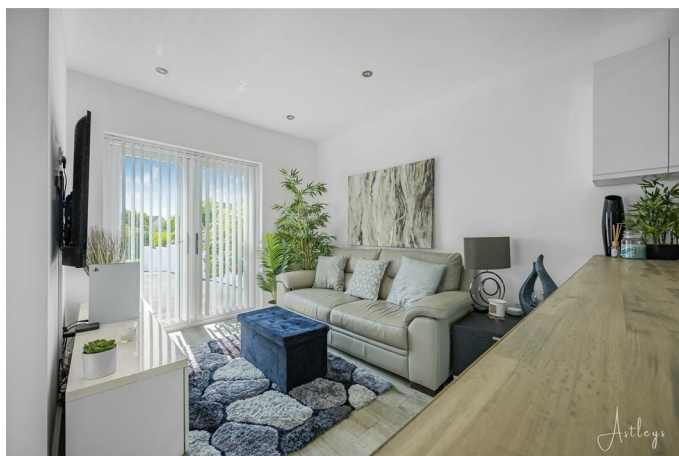
Hall

With a frosted double glazed PVC door into the kitchen. Door to the utility. Door to the self contained annex.

Self Contained Annex



Annex Kitchen/Living Room 19'5" x 12'10" (5.938 x 3.912)



The annex enjoys sea & garden views with strip flooring throughout with double glazed French patio doors to the front. Radiator. Spotlights. Door to the bedroom. Door to the bathroom. The kitchen is well appointed. Fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Four ring induction hob. Integral

oven and grill. Space for dishwasher. Integral fridge. Integral freezer.

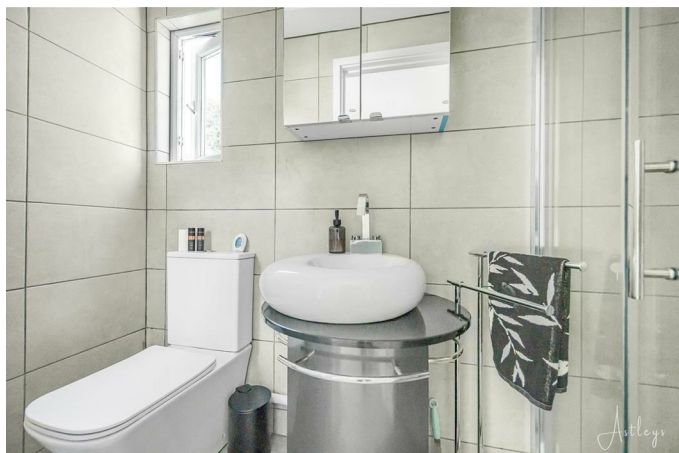
Annex Kitchen/Living Room



Annex Kitchen/Living Room

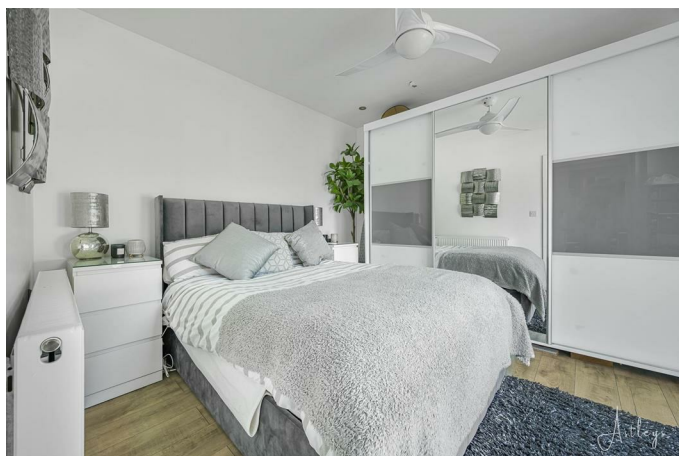


Annex Shower Room 8'4" x 3'2" (2.552 x 0.981)



Well appointed suite comprising a large walk-in shower with oversized shower head above. WC. Wash hand basin. Tiled floor. Tiled walls. Spotlights. Chrome heated towel rail. Extractor fan. Double glazed window.

Annex Bedroom 10'6" x 11'4" (3.225 x 3.473)



Lovely room with a set of double glazed bi-fold doors leading out to the rear garden providing the opportunity to enjoy the sea views on offer. Radiator. Spotlights.

Annex Bedroom



Main Bungalow

Kitchen/Living Room 30'4" x 12'1" (9.264 x 3.694)



The heart of the home with a set of double glazed windows to the front enjoying sea views and a set of double glazed windows to the side. An opening to the dining room and the inner hall. The kitchen is well appointed. 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. Four ring induction hob. Integral oven and grill. Space for American style fridge freezer.

Kitchen/Living Room



Kitchen/Living Room



Kitchen/Living Room



Dining Area 10'11" x 9'6" (3.349 x 2.910)



Kitchen/Living Room



A double glazed window to the front offering sea views and pleasant garden views. Double glazed window to the side. Radiator. Spotlights. Door to the conservatory. Opening to the inner hall.

Dining Area



Conservatory (Currently Used As Gym) 15'1" x 10'1" (4.613 x 3.081)

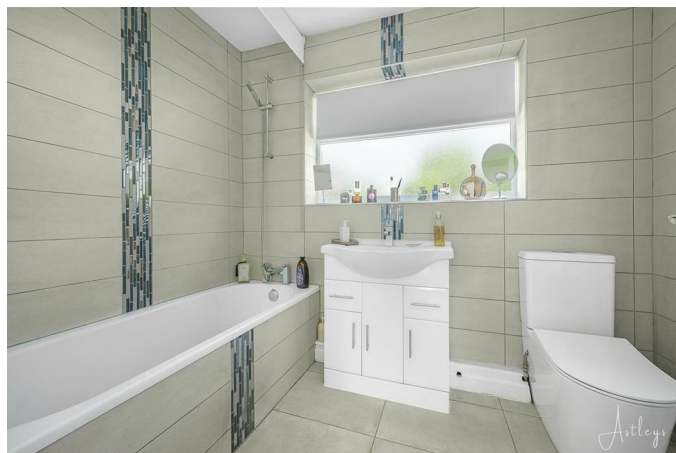


Currently being used as a gym. You have a set of double glazed windows to the front again offering sea views. Frosted double glazed PVC door to the side and side garden.

Inner Hall

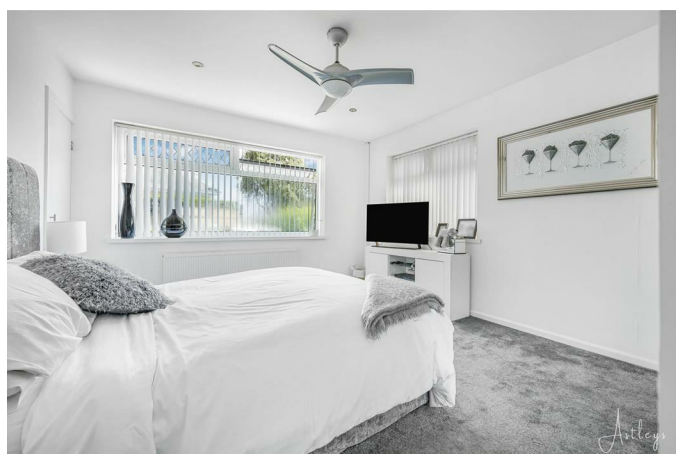
Door to built in storage cupboard. Loft access. Doors to bedrooms. Door to bathroom. Radiator.

Bathroom 5'9" x 8'6" (1.754 x 2.610)



A modern bathroom suite with a frosted double glazed window to the rear. Suite comprising; bathtub with shower over. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls. Spotlights. Extractor fan.

Bedroom One 12'1" x 14'1" (3.685 x 4.311)



You have a double glazed window to the front. Double glazed window to the side. Radiator.

Bedroom One



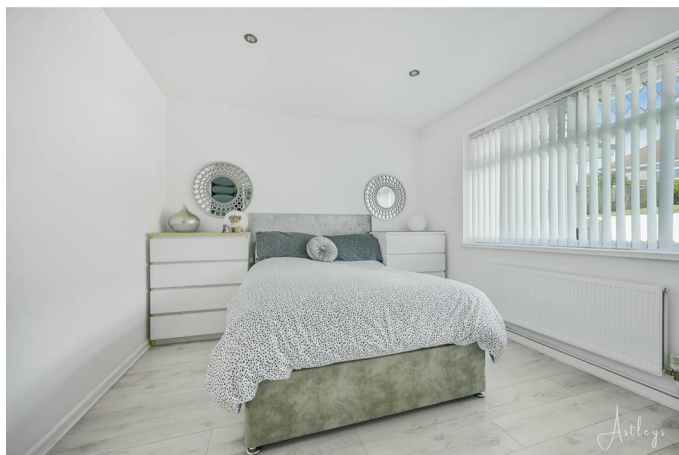
Aerial Aspect



Aerial Aspect



Bedroom Two 12'1" x 10'7" (3.707 x 3.242)



Another Aspect



You have a double glazed window to the rear offering sweeping garden views. Radiator. Spotlights.

Bedroom Three 10'0" x 9'2" (3.073 x 2.817)

You have a double glazed window to the rear again offering a pleasant outlook of the rear garden. Radiator.

External

Front

Recently tarmacked private driveway parking for several vehicles. Lawned garden offering all day sun bordered by hedging and a seating area with ample room for tables and chairs. You also have a lawned area and seating area to the side. Sea views from all aspects. Outdoor sockets.

View



Gardens



Gardens



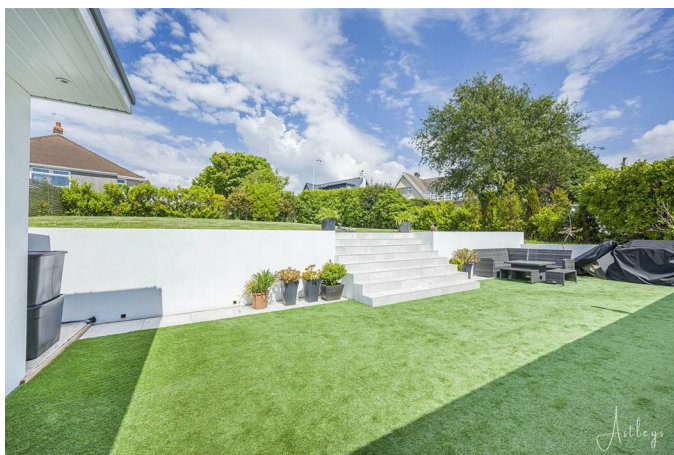
Gardens



Gardens



Gardens



Gardens



Gardens



Gardens



Rear

You have a low maintenance AstroTurf garden with again ample room for tables and chairs and steps leading up to a further raised lawned garden bordered by fencing and hedging which again boasts sea views. Outdoor shower with both hot and cold settings. Outdoor sockets.

Services

Mains gas. Mains water. Mains sewerage.

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

The bungalow offers ideal opportunities for further development (subject to planning)

Council Tax Band

Council Tax Band - F

Tenure

Freehold.

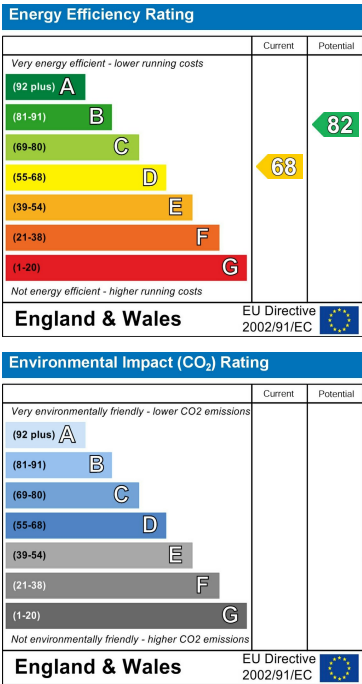
Floor Plan



Area Map



Energy Efficiency Graph



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