

11 Heatherslade Close,  
Langland, Swansea,  
SA3 4HP

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# 11 Heatherslade Close, Langland, Swansea, SA3 4HP

£450,000



This spacious and versatile four-bedroom detached family home is set across three floors and offers an impressive floor area of 1,813 square feet. Enjoying a generous plot of 0.06 acres, the property benefits from partial sea views over Swansea Bay to the rear, adding a scenic backdrop to everyday living.

To the front of the home, there is private parking for up to three vehicles, providing convenience and practicality. Upon entering the property, the ground floor welcomes you with a well-appointed bathroom, cloakroom, and two comfortable bedrooms—ideal for guests or multi-generational living.

The lower ground floor is the heart of the home, offering a thoughtfully laid-out kitchen, a bright lounge, and a separate dining room—perfect for both entertaining and family gatherings. Upstairs on the first floor, you will find two further bedrooms, including the principal bedroom, all designed with comfort in mind. Above, the second floor reveals a versatile attic room, suitable for use as a study, playroom, or additional living space.

Outside, the rear garden is designed for relaxation and leisure, featuring a block paving patio with ample space for outdoor furniture, a raised decked seating area for enjoying the sea air, and a detached garden shed for storage.

This home combines generous proportions, flexible accommodation, and attractive outdoor space, making it an excellent opportunity for families seeking comfort and coastal charm.



#### Entrance

Via a frosted double-glazed PVC door with frosted double-glazed side panel into the porch.

#### Porch

Frosted glazed hardwood door with frosted glazed side panel into the hallway. Tiled floor.

#### Hallway

Stairs leading up to the first floor. Stairs leading down to the lower ground floor. Door to the bathroom. Door to the cloakroom. Doors to bedrooms three and four. Door to storage cupboard. Two radiators.

#### Bathroom

5'5" x 4'5"

Frosted double-glazed window to the side. Suite comprising: bathtub with shower over. Wash hand basin. Tiled floor. Tiled walls. Chrome heated towel rail. Spotlights.

#### W/C

5'11" x 2'7"

You have a frosted double-glazed window to the side. Low-level WC. Tiled floor. Tiled walls. Spotlights.

#### Bedroom Three

10'5" x 11'6"

You have a set of double-glazed French doors to the front. Radiator. Doors to built-in wardrobes.

#### Bedroom Three

#### Bedroom Four

11'7" x 10'4"

You have a double-glazed French doors to the front. Radiator. Doors to built-in wardrobes. Spotlights.

#### Bedroom Four

#### Lower Ground Floor

#### Dining Room

14'9" x 12'4"

Opening to the lounge. Door to the kitchen. Two radiators. Double-glazed sliding door to the rear decked area.

#### Dining Room

#### Lounge

14'9" x 11'5"

You have a set of double-glazed windows to the rear offering partial sea views of Swansea Bay and beyond. Radiator. Feature fireplace.

#### Lounge

#### Lounge

#### Kitchen

14'10" x 8'4"

You have a frosted double-glazed PVC door to the side. Set of double-glazed windows to the rear. Kitchen is fitted with a range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Four ring gas hob with extractor hood over. Oven and grill under. Integral fridge. Integral freezer. Plumbing for washing machine. Breakfast bar. Radiator. Tiled floor. Spotlights.

#### First Floor

#### Landing

You have a door to storage cupboard. Doors to bedrooms one and two. Stairs leading up to the attic room.



**Bedroom One**

11'8" x 12'3"

You have a set of double-glazed windows to the rear offering sea views of Swansea Bay and beyond. Radiator. Doors to built-in wardrobes.

**Bedroom One****Bedroom Two**

8'5" x 14'9"

You have a set of double-glazed windows to the rear offering partial sea views of Swansea Bay and beyond. Radiator. Doors to built-in wardrobes. Spotlights.

**Bedroom Two****Attic Room**

11'11" x 10'4"

Velux roof window to the front. Doors to eaves storage.

**Attic Room****External****Aerial Aspect****Aerial Aspect****Aerial Aspect****Front**

You have private driveway parking for two to three vehicles. Side access to the rear.

**Rear**

You have a block paviour area with room for tables and chairs. Raised decked seating area. Detached garden shed.

**Rear****Rear****Rear****Rear****Services**

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

**Council Tax Band**

Council Tax Band - F

**Tenure**

Freehold.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

