



## 41 Cambridge Road, Langland, Swansea, SA3 4PQ

**Offers Over £800,000**

This versatile six-bedroom family home offers spacious and flexible accommodation, perfect for modern living. Well-presented throughout, the property boasts partial sea views from the first floor and sits on an impressive 0.14-acre plot with a total floor area of 2,499 sq ft.

On the ground floor, the accommodation comprises a welcoming hall leading to a dining area, a spacious lounge, an additional sitting room, a well-equipped kitchen, and a utility area. The ground floor also features bedrooms three, four, and five, alongside a family bathroom and a separate shower room, providing ample space for guests or extended family.

Upstairs, the first floor offers bedrooms one, two, and six, all generously sized, along with an additional shower room. The layout is designed for versatility, allowing you to adapt the spaces to suit your needs.

### Entrance

Via a composite door into the hall.

### Hall



With an opening to the dining area. Opening to the lounge. Set of doors to the kitchen. Doors to built in storage cupboards. Door to the bathroom. Door to the shower room. Door to the sitting room. Doors to bedrooms. Two radiators. Stairs to the first floor.

### Hall



### Dining Area 9'11" x 10'11" (3.031 x 3.341 )

With a set of double glazed windows to the front. Radiator. Double glazed sliding door to the side offering partial sea views. Opening to the lounge.

### Dining Area



### Lounge 11'11" x 17'0" (3.642 x 5.205 )

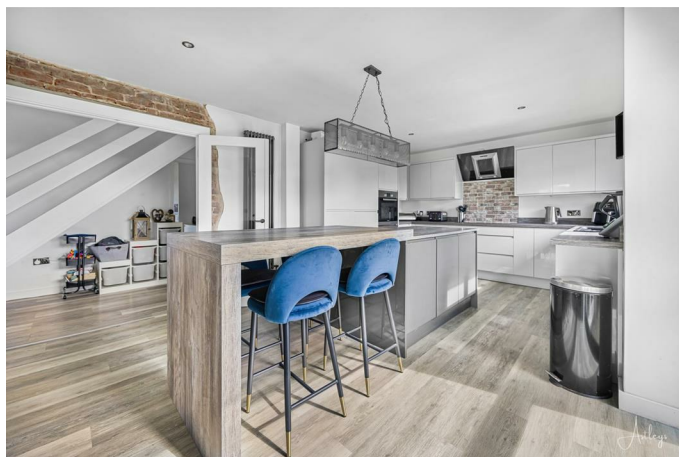


With an opening to the kitchen. With a set of double glazed windows to the front. Double glazed window to the rear offering partial sea views. Two wall mounted radiators. Opening to the kitchen. Spotlights.

## Lounge



## Kitchen 12'1" x 20'11" (3.696 x 6.383)



With a door to a built in storage cupboard. Door to the utility room. Double glazed windows to the rear. A well appointed kitchen fitted with a range of base and wall units, running work surface incorporating a one and a half bowl sink and drainer unit. Five ring Bosch induction hob with extractor hood over. Two integral Bosch oven & grills. Integral dishwasher. Two Integral fridges. Two Integral freezers. Spotlights. Central breakfast island.

## Kitchen

## Kitchen



## Kitchen

### Utility Room

With a frosted double glazed PVC door to side. Double glazed PVC door to the rear garden. Plumbing for washing machine. Space for tumble dryer. Space for large fridge/freezer.

## Sitting Room 11'8" x 13'6" (3.569 x 4.131 )



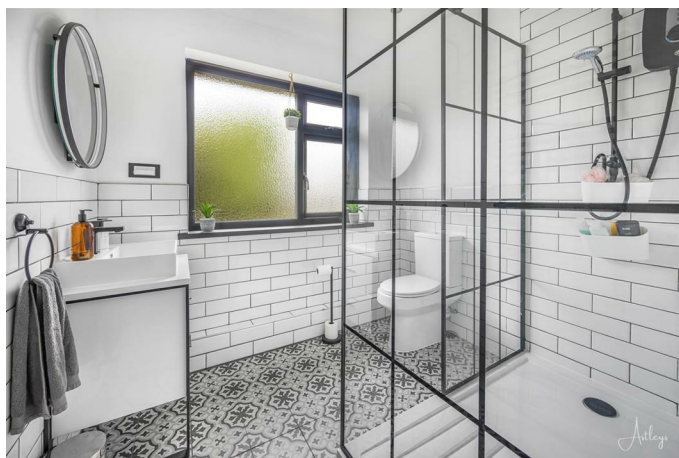
With a set of double glazed windows to the front. Spotlights.

#### **Bathroom 11'10" x 8'6" (3.612 x 2.592 )**



With a set of frosted double glazed windows to the front. Door to airing cupboard. Well appointed suite comprising; bathtub with shower over. W/C. Wash hand basin. Tiled floor. Part tiled walls. Heated towel rail. Spotlights.

#### **Shower Room 11'8" x 7'8" (3.578 x 2.356 )**



With a set of frosted double glazed windows to the front and side. Well appointed suite comprising; large walk in shower. W/C. Wash hand basin. Tiled floor. Part tiled walls. Heated towel rail. Spotlights.

#### **Bedroom Three 11'10" x 11'11" (3.612 x 3.656)**



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

#### **Bedroom Three**

#### **Bedroom Four 12'0" x 8'6" (3.683 x 2.595 )**



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

### Bedroom Five 12'2" x 11'4" (3.720 x 3.458 )



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

### First Floor

#### Landing

With doors to bedrooms. Door to en-suite. Loft access.

### Shower Room 9'4" x 5'6" (2.856 x 1.690 )

With a Velux roof window to the front. Suite comprising; shower cubicle. W/C. Wash hand basin. Radiator.

### Bedroom One 20'4" x 11'0" (6.215 x 3.363 )



With a Velux roof window to the front. Set of double glazed windows to the rear offering partial sea views. Radiator. Doors to built in storage cupboards.

### Bedroom One

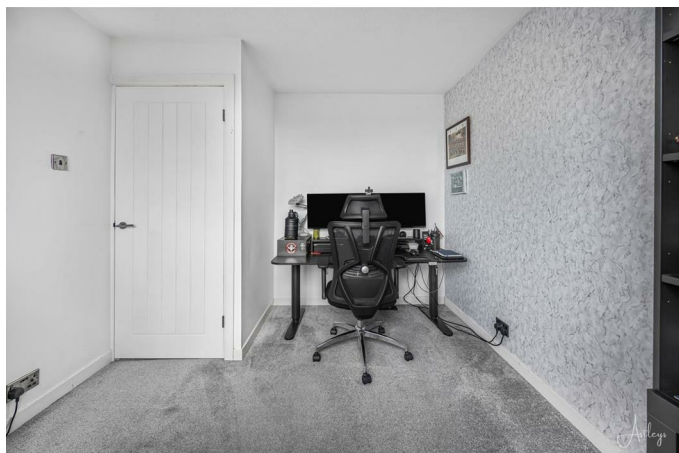


### Bedroom Two 20'10" x 9'7" (6.369 x 2.925 )



With a Velux roof window to the rear offering partial sea views. Radiator. Door to eaves storage. Door to built in storage cupboard.

### Bedroom Six 11'6" x 9'4" (3.521 x 2.847 )



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

### Bedroom Six



### External

#### Front

You have private driveway parking for several vehicles at the front, along with beautifully maintained and fully enclosed lawned gardens.

### Front Garden



### Front Garden



### Rear



You have a low-maintenance Astro-turfed rear garden is south facing and fully enclosed, featuring a raised decked seating area, perfect for outdoor dining and entertaining.

### Another Aspect

### Another Aspect

### Another Aspect



### Aerial Aspect



### Aerial Aspect

### Services

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - Ultra fast fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone. Electric vehicle charging point.

### Council Tax Band

Council Tax Band - G

### Tenure

Freehold.

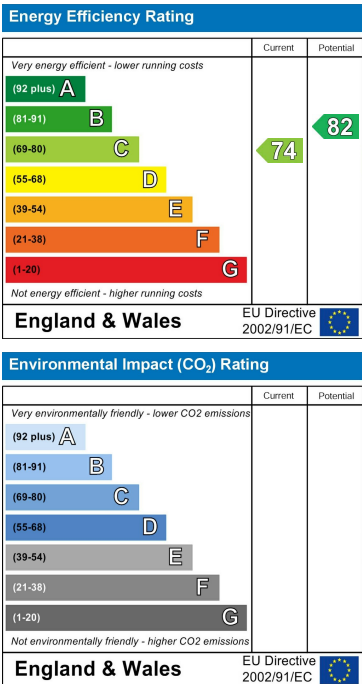
Floor Plan



Area Map



Energy Efficiency Graph



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