



46 Higher Lane, Langland, Swansea, SA3 4NT

Offers Over £1,000,000

A rare opportunity to acquire a spacious three/four bedroom detached family home, situated in one of the most desirable locations in SA3, just a short walk from the renowned Langland Bay. Occupying an impressive plot of 0.29 acres with a floor area of 2,508 sq. ft, this property offers generous and versatile accommodation along with a mature South facing garden.

The ground floor features a welcoming porch leading into a central hallway, a convenient shower room, a study, bedroom three, a comfortable sitting room/bedroom four, a separate lounge, and a well-proportioned open planned, spacious and well balanced kitchen. With dining area and a pleasant garden view. An integral garage is also accessible from this level.

Upstairs, the first floor offers two double bedrooms, including a spacious master bedroom with en-suite facilities, alongside a family bathroom.

Entrance

Via a hardwood door into the porch.

Porch

With a double glazed window to the side. Door to the hallway. Tiled floor.

Hallway



With stairs to the first floor. Radiator. Doors to built-in storage cupboard. Door to shower room. Door to the kitchen/breakfast room. Door to bedroom three. Door to the study. Door to the sitting room. Door to the lounge. Double glazed window to the front.

Hallway



Shower Room 5'7" x 6'10" (1.717 x 2.086)



You have a frosted double glazed window to the front. Suite comprising; corner shower cubicle. WC. Wash hand basin. Radiator. Tiled floor. Extractor fan. Spotlights.

Bedroom Three 8'10" x 12'8" (2.716 x 3.871)



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

Study 9'4" x 8'0" (2.846 x 2.455)



You have a set of double glazed windows to the side.

Study



Sitting Room/Bedroom Four 12'0" x 13'4" (3.670 x 4.068)



You have a set of double glazed windows to the rear and a radiator.

Lounge 12'0" x 21'8" (3.659 x 6.623)



You have a set of double glazed windows to the rear garden and a set of glazed French doors leading out to the rear garden. Radiator and a feature fireplace housing a wood burner set on slate hearth with wood lintel above.

Lounge



Kitchen/Open Dining Area



Kitchen/Open Dining Area 31'7" x 17'10" (9.649 x 5.455)



Kitchen/Open Dining Area



You have a set of double glazed windows to the front. Set of double glazed windows to the rear garden. Door to the rear porch. Set of doors to the lounge. Set of double glazed French doors to the rear garden. Spotlights. Tiled floor. Two radiators. The kitchen is well appointed, fitted with a range of basin wall units. Running work surface incorporating a one and a half bowl sink and drainer unit. Integral washing machine. Integral tumble dryer. Integral fridge. Integral freezer. Integral dishwasher. Integral Classic leisure cooker.

Kitchen/Open Dining Area



Bathroom 7'8" x 6'9" (2.352 x 2.059)



Rear Porch

You have a glazed door to the rear garden. Radiator. Tile floor. Door to the integral garage.

Integral Garage 16'6" x 11'0" (5.050 x 3.374)

You have a frosted double glazed window to the side. Electric 'up and over' door. Power and light.

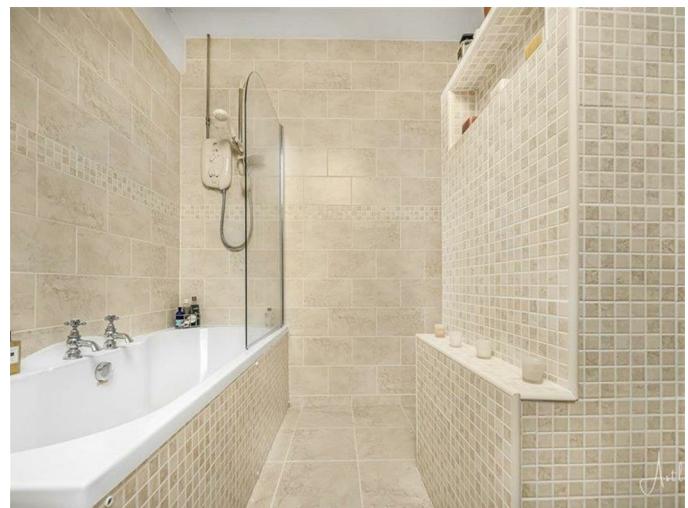
First Floor

Landing

You have a set of double glazed windows to the front. Velux roof window to the rear. Doors to built-in storage. Door to bathroom. Doors to bedrooms.

You have a Velux roof window to the front. Well-appointed bathroom suite comprising; bathtub with shower over. WC. Wash hand basin. Radiator. Tiled floor. Tiled walls. Spotlights. Extractor fan.

Bathroom



Bedroom One 17'5" x 18'11" (5.327 x 5.768)



You have a set of double glazed windows to the rear. Set of double glazed windows to the front. Two radiators. Spotlights. Doors to built-in wardrobes. Door to en suite.

Bedroom One



En-Suite 8'2" x 5'6" (2.491 x 1.691)



With a set of frosted double glazed windows to the front. Well-appointed suite comprising; a corner shower cubicle. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights. Extractor fan.

Bedroom Two 11'5" x 14'1" (3.502 x 4.316)



You have a Velux roof window to the side. Set of double glazed windows to the rear. Radiator. Doors to built-in wardrobes. Door to the attic storage area.

Bedroom Two



Another Aspect



External

Front

You have private driveway parking for several vehicles leading to the integral garage. You have side access to the rear garden. You have a lawned garden, home to a variety of flowers and shrubs, bordered by fencing and hedging.

Another Aspect



Rear



You have a raised seating area with ample room for tables and chairs, which in turn leads down to a level lawned garden. The mature rear garden is south facing and home to a variety of flowers, trees and shrubs. You also have a detached garden shed and you have side access on both sides of the property.

Rear



Rear



Rear



Services

Mains gas. Mains water. Mains sewerage.

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

Council Tax Band

Council Tax Band - H

Tenure

Freehold.

Aerial Aspect



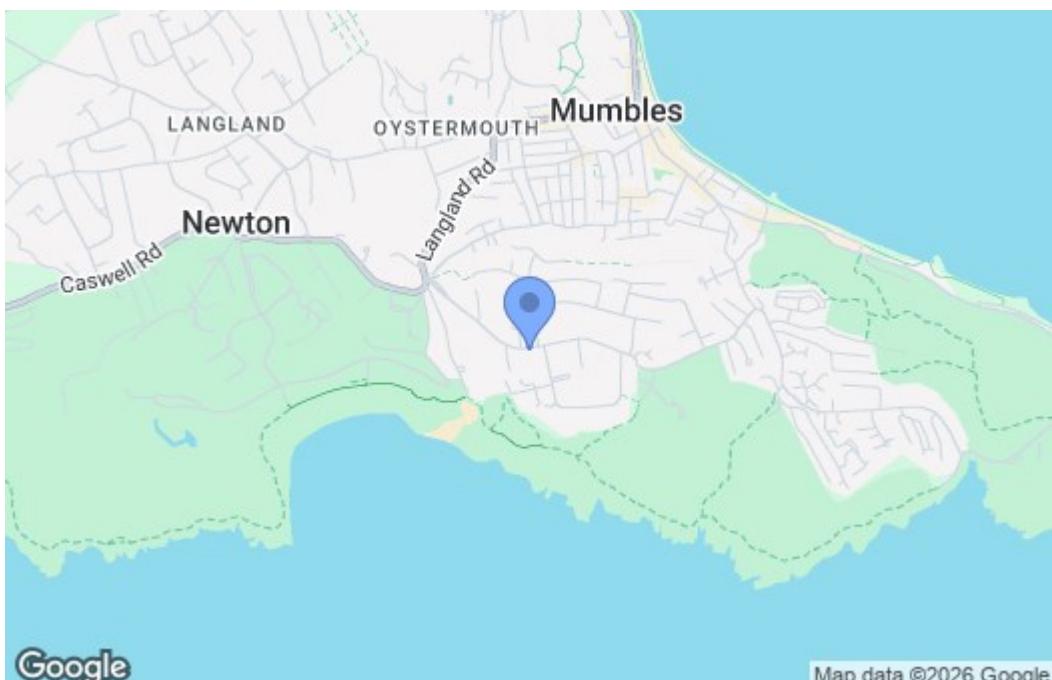
Aerial Aspect



Floor Plan



Area Map



Energy Efficiency Graph

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		

Environmental Impact (CO ₂) Rating		2002/91/EC	
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

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