



## 19 Langland Road, Mumbles, Swansea, City & County Of Swansea, SA3 4ND

**Offers Over £650,000**

This substantial six bedroom terraced family home enjoys a highly desirable position overlooking the open green space of Underhill Park, just a short walk from the vibrant seaside village of Mumbles with its boutique shops, cafés and waterfront. With a plot size of 0.06 acres and a floor area extending to 2,047 square feet, this property provides generous and versatile accommodation ideal for modern family living.

The ground floor offers a welcoming porch leading to a hallway, a comfortable lounge, a separate sitting room, a dining room, a well-proportioned kitchen and a practical utility room. On the first floor there are four bedrooms, including the principal bedroom with its own en-suite, together with a family bathroom. The second floor features two further bedrooms, one with an en-suite, completing the spacious layout.

Externally, the front garden presents a neat lawned area surrounded by mature border plants and shrubs, complemented by a paved tile path. To the rear, the courtyard garden provides an attractive and private space



## Entrance



Via a solid wooden door into porch.

## Porch

With tiled floor into the hallway.

## Hallway

With wooden floor. Stairs to the first floor. Door to the lounge. Door to the sitting room. Door to dining room.

## Lounge 14'0" x 12'7" (4.29 x 3.84 )



With wood flooring. A large double glazed window to the front and a feature fireplace. Radiator.

## Lounge



## Sitting Room 12'1" x 12'7" (3.70 x 3.84 )



With a set of French doors to the rear of the property. Feature fireplace. Radiator.

### Sitting Room



### Dining Room



### Dining Room 15'7" x 11'3" (4.77 x 3.43)



With a double glazed window to the side of the property. Two radiators. Door to the utility room. Tiled floor.

### Kitchen 11'1" x 10'5" (3.40 x 3.20 )



Well appointed kitchen with a double glazed door to the rear of the property. Double glazed window to the rear. Space for cooker. Space for a dishwasher. Sink. Space for fridge/freezer and you have an assortment of under and over counter cabinets. Two radiators. Tiled floor.



## Kitchen



## Kitchen



## Utility Room 4'11" x 5'5" (1.51 x 1.66)

With a double glazed window to the side. Space for washing machine. WC. Wash hand basin.

## First Floor

## Landing



With doors to bedrooms one to four. Door to the bathroom.

## Bathroom 8'5" x 7'11" (2.59 x 2.42)



With two frosted double glazed windows to the side. Electric shower. Wash hand basin. WC. Radiator.



## Bathroom



## Bedroom One



## Bedroom One 18'4" x 13'0" (5.61 x 3.98 )



## Bedroom One



With a feature fireplace. Radiator. Double glazed window to the front. Door to the en suite.



### En-Suite 5'6" x 7'11" (1.68 x 2.43 )



With a frosted double glazed window to the front. WC. Wash hand basin. Large shower.

### Bedroom Two 17'0" x 16'4" (5.20 x 4.99 )



With a double glazed window to the rear. Radiator. Wash hand basin.

### Bedroom Two



### Bedroom Three 12'6" x 12'10" (3.82 x 3.92 )



With a double glazed window to the rear. Radiator.



#### Bedroom Four 8'7" x 8'3" (2.64 x 2.54 )



With a double glazed window to the side. Radiator.

**External**

**Second Floor**

**Landing**

With doors to bedrooms five and six.

#### Bedroom Five 12'7" x 12'6" (3.85 x 3.82 )



With a double glazed window to the front. Radiator.  
Feature fireplace. Door to en-suite.

#### Bedroom Five



#### En-Suite 5'11" x 6'0" (1.81 x 1.83 )



Suite comprising; shower. Wash hand basin. WC.



### Bedroom Six 11'8" x 10'9" (3.57 x 3.288)



With a double glazed window to the rear. Radiator. Feature fireplace. Wash hand basin.

### Bedroom Six



### Another Aspect



### Aerial Aspect



### Aerial Aspect





**Aerial Aspect**



**Aerial Aspect**



**Front**



You have small garden with a small lawned area and an assortment of border plants and shrubs with a paved tile path/

**Front**



**Rear**



You have a courtyard garden comprising of a tiled seating area. An assortment of border plants and bushes to either side. Access to the garage from the garden.



**Rear**



**Rear**



**Rear**



**Garage**



With an electric roller door. Power & light. Parking and storage available.

**Services**

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

**Council Tax Band**

Council Tax Band - G

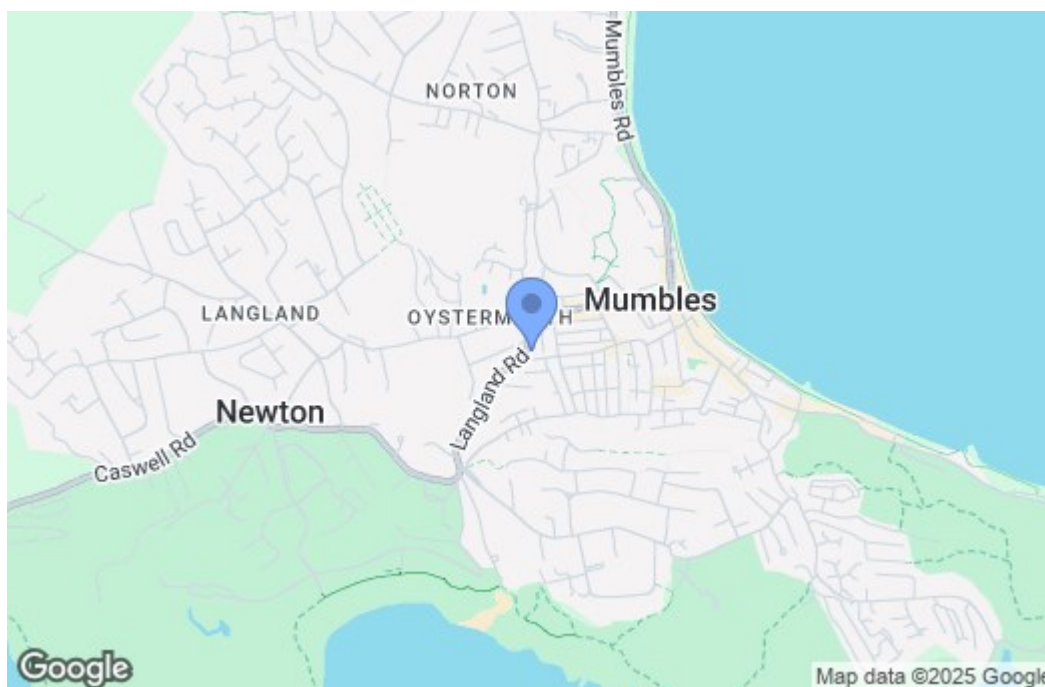
**Tenure**

Freehold.

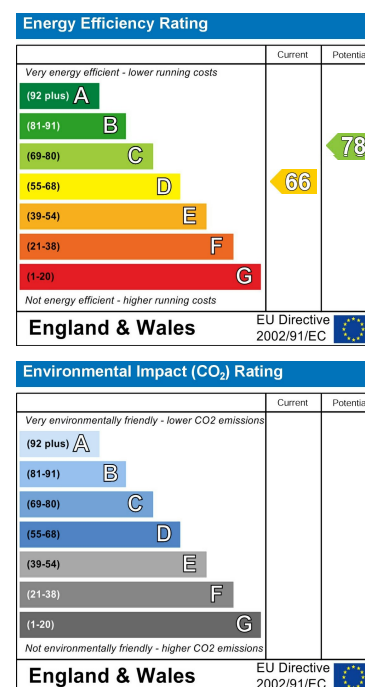
## Floor Plan



## Area Map



### Energy Efficiency Graph



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