

10 Southward Lane,
Langland, Swansea,
SA3 4QE



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£1,200,000



Occupying a generous plot of approximately 0.15 acres and extending to around 3,717 sq ft, this substantial residence offers impressive proportions and a superb layout for modern family living. Arranged across three floors, the property combines elegant reception space with practical day to day accommodation in one of Swansea's most desirable coastal settings.

The ground floor comprises a welcoming hallway, cloakroom, lounge, sitting room, dining room, office, utility room and an expansive open plan kitchen and living space with direct access to the garden. Upstairs, there are five well proportioned bedrooms and a family bathroom, with bedrooms one, two and three all benefiting from en suite facilities. An attic room occupies the second floor, offering flexible additional space.

Electric gates open onto a private driveway providing parking for several vehicles, with side access leading to the rear garden. The outdoor space has been designed for both relaxation and entertaining, with a generous patio seating area leading onto a lawned garden bordered by fencing. A detached studio with bi fold doors, power and lighting provides excellent versatility for home working, fitness or creative use.

The property is ideally positioned for enjoying the best of the area, with Langland Bay and Caswell Bay both nearby, offering scenic coastal walks, beaches and popular seafront cafés. The vibrant village of Mumbles is also within easy reach, known for its independent boutiques, restaurants and everyday amenities, together with well regarded schools and convenient transport links.



Entrance

Via a composite door into the hallway.

Hallway

Door to storage cupboard. Stairs to the first floor. Door to the inner hall. Radiator.

Inner Hall

Door to the cloak room. Door to storage cupboard. Opening to the dining room. Door to lounge. Door to sitting room. Radiator.

Cloakroom

32" x 57"

WC. Wash hand basin. Radiator. Tiled floor. Part tiled walls. Extractor fan.

Sitting Room

14'11" x 14'1"

Double glazed bay window to the front. Feature fireplace housing a wood burner set on tiled hearth. Radiator.

Lounge

15'11" x 13'7"

Set of double glazed windows to the front. Radiator. Feature fireplace housing a wood burner set in fireplace on tiled hearth. Set of doors to the dining room.

Dining Room

10'11" x 12'0"

With an opening to the kitchen/living room. Radiator. Spotlights. Door to storage cupboard.

Open Plan Kitchen/Living Room

17'4" x 26'4"

A stunning room with an opening to the inner hall. Set of double glazed windows to the rear. Set of double glazed bi-fold doors to the rear garden. A well appointed kitchen fitted with a range of base and wall units. Running marble work surface incorporating a ceramic sink with mixer tap over. Space for cooker. Extractor hood over. Space for American style fridge freezer. Integral dishwasher. Central breakfast island with ceramic sink with mixer tap over. Spotlights. Radiator. Tiled floor.

Inner Hall

Door to storage cupboard. Door to the office. Door to utility room.

Utility Room

5'11" x 10'9"

Double glazed window to the side. Running work surface incorporating a stainless steel sink with mixer tap over. Plumbing for washing machine. Space for tumble dryer. Radiator. Tiled floor.

Office

7'3" x 11'0"

Set of double glazed windows to the rear. Radiator. Door to storage cupboard.

First Floor

Landing

Stairs leading to the attic room. Doors to built in storage cupboards. Door to bathroom. Doors to bedrooms. Radiator.

Bathroom

9'10" x 10'11"

Well appointed suite with two frosted double glazed windows to the side. Suite comprising; freestanding bathtub. WC. Two wash hand basins. Radiator. Tiled floor. Tiled walls. Spotlights. Extractor fan.



Bedroom One

212" x 172"

Set of double glazed windows to the rear. Double glazed PVC door leading out to the rear balcony. Radiator. Two Velux roof windows to the side. Door to walk in wardrobe. Door to en suite.

En-Suite

6'4" x 6'10"

Suite comprising: corner shower cubicle. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Extractor fan.

Walk In Wardrobe

3'7" x 4'4"

Radiator.

Bedroom Two

14'2" x 13'4"

Double glazed bay window to the front. Radiator. Spotlights. Door to en suite.

En-Suite

4'5" x 8'2"

Suite comprising: large walk in shower. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights. Extractor fan.

Bedroom Three

15'11" x 14'0"

Set of double glazed windows to the front. Radiator. Spotlights.

En-Suite

7'8" x 4'11"

Suite comprising: corner shower cubicle. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Extractor fan.

Bedroom Four

17'2" x 16'7"

Set of double glazed windows to the rear. Double glazed PVC door leading out to the rear balcony. Two Velux roof windows to the side. Radiator. Spotlights.

Bedroom Five

13'4" x 9'1"

Set of double glazed windows to the front. Radiator. Doors to built-in wardrobes.

Second Floor

Attic Room

16'8" x 15'6"

Two Velux roof windows to the side. Doors to eaves storage.

External

Another Aspect

Aerial Aspect

Front

Private driveway parking for several vehicles accessed via electric gate. Side access to the rear.

Rear

Patio seating area with ample room for tables and chairs which in turn leads to a lawned garden. The rear garden is bordered by fencing. Detached studio (with a set of bi-fold doors. Power and light.

Studio





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	78	82
EU Directive 2002/91/EC		



Total area: approx. 345.4 sq. metres (3717.7 sq. feet)

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