

4 Woodridge Court,  
Langland, Swansea,  
SA3 4TH



# 4 Woodridge Court, Langland, Swansea, SA3 4TH

£295,000



Moments from the curve of Langland Bay, this setting is shaped by the rhythm of the sea and the easy pace of village life. Morning walks along the coastal path, coffee overlooking the water, and afternoons spent on the sand form part of the everyday here. The surrounding area offers a blend of well regarded schools, independent cafés and open green spaces, all within a community that feels both relaxed and quietly refined. Swansea city centre remains within convenient reach, ensuring a balance between coastal retreat and connectivity.

Positioned on the ground floor, the apartment is arranged with a sense of simplicity and light. The living space is open plan, designed to draw the eye outward towards the bay. From here, a private balcony provides a direct connection to the seascape beyond, with uninterrupted views stretching across Langland Bay. It is a setting that naturally lends itself to both quiet mornings and evenings spent watching the changing light over the water.

The accommodation extends to a well proportioned bedroom, a bathroom, and an entrance hall that offers a practical sense of arrival. With a floor area of approximately 480 square feet, the layout has been thoughtfully composed to maximise both comfort and outlook.

The property is offered with no onward chain, presenting an immediate opportunity for a range of buyers. The flexibility for holiday, short term or long term letting adds further appeal, whether as a coastal retreat, an investment, or a permanent home by the sea.



### Entrance

Via a frosted double glazed PVC door into the hall.

### Hall

With doors to the bathroom, bedroom & storage cupboard. Opening to the open plan kitchen/living area.

### Bathroom

With a frosted double-glazed window to the front. Suite comprising bathtub with shower over. WC. Wash hand basin. Tiled floor.

### Bedroom

With a set of double-glazed windows to the front. Electric heater. Opening to storage.

### Open Plan Kitchen/Living Room

A well-appointed kitchen fitted with a range of base and wall units. Running woodblock work surface incorporating a ceramic sink. Four-ring induction hob with extractor hood over. Integral oven and grill. Integral microwave. Integral fridge. Integral freezer. Tiled floor. Double glazed window and double-glazed PVC door out to the balcony.

### Balcony

Offering breathtaking sea views over Langland Bay.

### Aerial Aspect

### Services

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

### Council Tax Band

Council Tax Band - F

### Tenure

Leasehold - 982 years left.

### Agents Note



You are able to do holiday lets, short term lets and long term lets.





| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 48      | 80        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |