

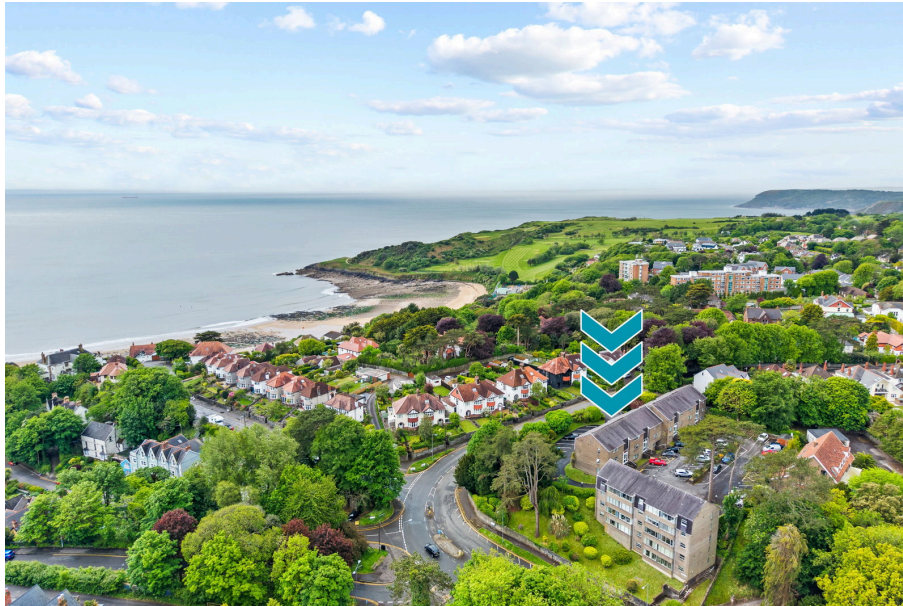


the  
**ANDERSON**  
Group exp

# Gilbertscliffe, Southward Lane, Langland, Swansea SA3 4QS

Offers Over £160,000

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- Well Presented One Bedroom Apartment
- Close to Seaside Village of Mumbles
- Modern Fitted Kitchen With Bosch Appliances
- Allocated And Visitor Parking Available
- No Onward Chain And Owners Occupation Only
- Sought-After Coastal Location In Langland
- Bright And Spacious Lounge
- Secure And Low-Maintenance Residence
- Secure Communal Entry System

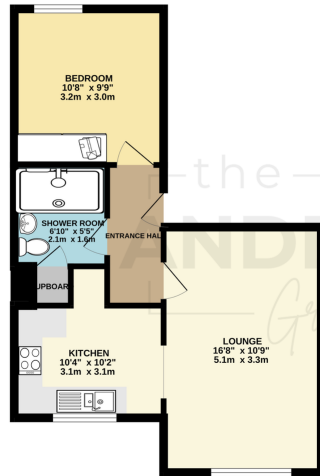


Located in the highly sought-after coastal area of Langland, this well-presented apartment offers an excellent opportunity to enjoy peaceful seaside living just moments from Langland Bay, scenic coastal walks, and the amenities of nearby Mumbles. The accommodation briefly comprises a bright and spacious lounge, fitted kitchen, double bedroom, and shower room. Gilbertscliffe is ideally positioned for those seeking a secure, low-maintenance permanent residence in one of Swansea's most desirable locations, with easy access to beaches, cafés, golf courses, and the wider Gower Peninsula. Further benefits include allocated parking, visitor parking, communal gardens, secure entry, and access to a communal bike store. Please note the property cannot be used as a holiday home or short-term rental accommodation. Offered with no onward chain, viewing is highly recommended.

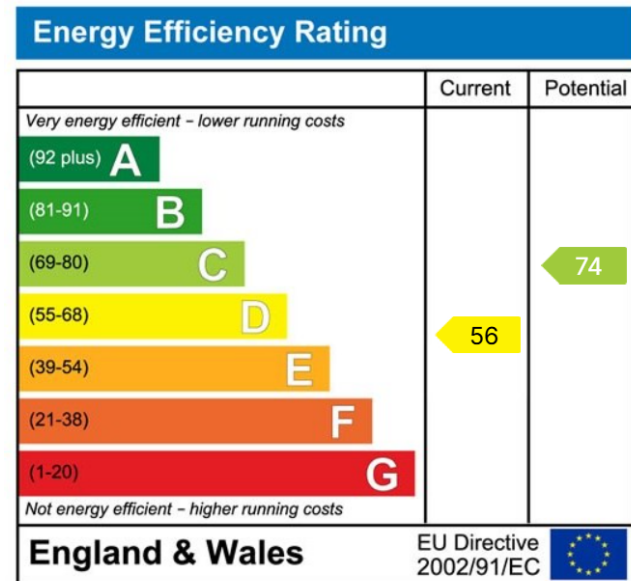


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GROUND FLOOR  
459 sq.ft. (42.6 sq.m.) approx.



TOTAL FLOOR AREA: 459 sq.ft. (42.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Swansea, Mumbles & Gower

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It is recommended that you check the contract you have with your current agent.