

Flat 1A Links Court,
Langland, Swansea,
SA3 4QR

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£500,000



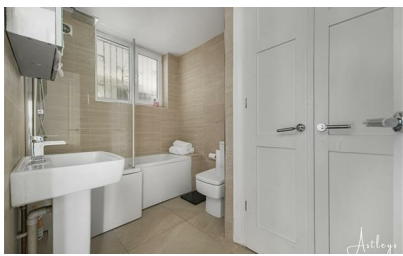
Situated in the sought-after Links Court, adjacent to Langland Bay, this coastal two bedroom apartment offers an idyllic retreat with breathtaking sea views. Boasting a prime location and offered for sale with no onward chain, this property presents an enticing opportunity for those seeking a coastal lifestyle.

Upon entering, a hallway leads you through to the spacious lounge/dining room which features a private balcony, with stunning views over Langland Bay. The apartment also features a kitchen, two double bedrooms (master with an en-suite) and a bathroom.

Convenience is ensured with the inclusion of a private parking space, allowing for hassle-free arrivals and departures. Furthermore, the property's proximity to Langland Bay, Langland Bay Golf Club, and Langland Brasserie ensures easy access to leisure activities and dining options.

With the vibrant village of Mumbles within walking distance, residents can enjoy a wealth of amenities including shops, restaurants, and cafes.

In summary, this coastal two bedroom apartment offers a rare opportunity to immerse oneself in the beauty of Langland Bay. With its stunning sea views, convenient amenities, and no onward chain, this property promises a lifestyle of tranquility and sophistication by the sea.



Entrance

Via a frosted double glazed composite door into the hallway.

Hallway

Door to the bathroom. Door to storage cupboard. Doors to bedrooms. Door to the open plan lounge/dining room. Door to the kitchen. Radiator.

Bathroom

9'6" x 6'5"

Frosted double glazed window to the rear. A well appointed suite comprising; bathtub with shower over. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Extractor fan. Door to airing cupboard.

Bedroom One

10'6" x 12'10"

Set of double glazed windows to the side. Radiator. Sliding doors to built in wardrobe. Door to en suite.

En-Suite

4'6" x 9'11"

Frosted double glazed window to the side. Well appointed suite comprising; a large walk in shower with oversized shower head above. WC. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls.

Bedroom Two

9'6" x 8'2"

Set of double glazed windows to the side. Radiator. Doors to built in wardrobe.

Kitchen

11'10" x 7'11"

Set of double glazed windows to the side. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Five ring induction hob with oven and grill under. Extractor hood over. Integral dishwasher. Integral washing machine. Integral fridge freezer.



Lounge/Dining Room

13'8" x 24'3"

Fantastic room with a double glazed sliding patio door to the front balcony seating area, which offers breathtaking sea views. Two radiators.

Balcony

With ample room for tables and chairs.

External

Allocated parking for one vehicle.

Aerial Aspect

Another Aspect

Storage Area

Located at the back of the apartment by the entrance to the property.

Parking

Allocated parking for one vehicle.

Services

Mains Gas

Mains Electric

Mains Water

Mains Sewerage

Phone Signal available with O2, EE, Three and Vodafone

Ultrafast broadband available

Council Tax Band


Council Tax Band - F

Tenure

Share of freehold.





| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|---|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 70 | 77 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC |  |



Total area: approx. 82.7 sq. metres (889.8 sq. feet)

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Plan produced using PlanUp.