

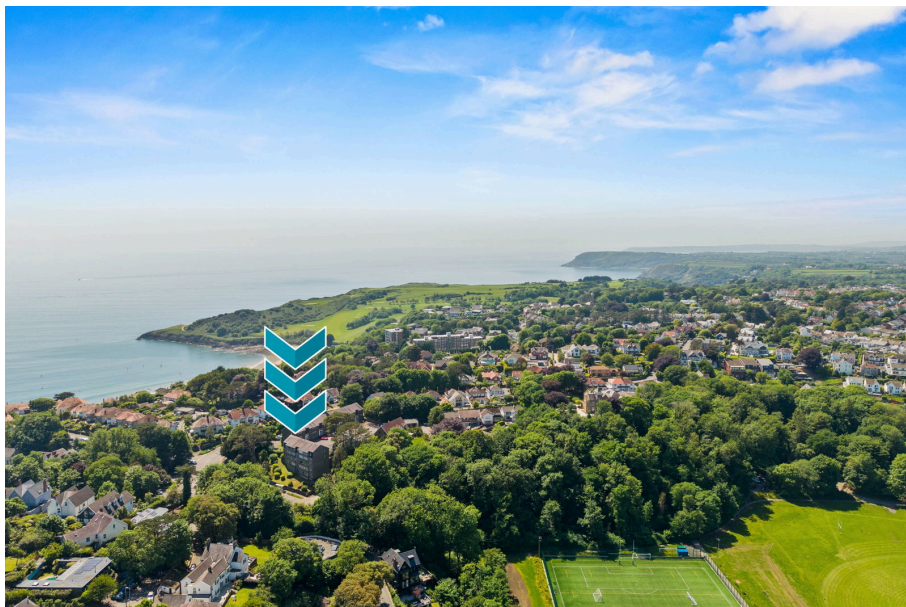


the  
**ANDERSON**  
Group exp

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

Offers In Region Of £130,000

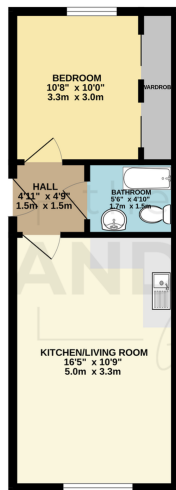
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- Well Presented One Bedroom Apartment
- Close to Seaside Village of Mumbles
- Secure And Low-Maintenance Residence
- Secure Communal Entry System
- Sought-After Coastal Location In Langland
- Bright And Spacious Lounge
- Allocated And Visitor Parking Available
- Owners Occupation Only



Situated in the ever-popular coastal setting of Langland, this attractive apartment presents a fantastic opportunity to enjoy relaxed seaside living within easy reach of Langland Bay, picturesque cliff-top walks, and the vibrant village atmosphere of nearby Mumbles. The accommodation comprises a generous lounge filled with natural light, a well-appointed kitchen, spacious double bedroom, and modern bathroom. Gilbertscliffe is perfectly suited to buyers seeking a secure and easy-to-maintain home in one of Swansea's most desirable coastal locations, with beaches, cafés, golf facilities, and the stunning Gower Peninsula all close at hand. Additional benefits include allocated and visitor parking, well-kept communal gardens, secure entry system, and access to a shared bike storage area. Please note the property is not permitted for use as a holiday let or short-term rental. Leasehold.



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 TOTAL FLOOR AREA: 338 sq.ft. (31.4 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.