

225 Langdon Road

, Swansea, SA1 8RE

Offers Over £325,000

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Arranged over three storeys, this contemporary THREE BEDROOM TOWNHOUSE on Langdon Road offers stylish, low-maintenance living in Swansea Marina. The ground floor comprises a spacious entrance hall, double bedroom, contemporary bathroom, useful storage cupboard and integral garage. The first floor provides a sociable open-plan living and dining space alongside a sleek white gloss kitchen with integrated appliances. Vaulted ceilings enhance the sense of space, while warm oak woodwork & bespoke blinds add contrast & style to the modern interior. The top floor hosts two further bedrooms, including the principal bedroom with its own sit-out balcony, together with a bathroom featuring Jack and Jill access. The flexible layout could be suitable for MULTI-GENERATIONAL LIVING, with the ground-floor bedroom and bathroom offering an excellent degree of independence for extended family, older relatives or guests. Equally, the property's manageable accommodation, integral garage and low-maintenance nature make it an ideal lock-up-and-go home, perfectly suited to those seeking a convenient lifestyle without the demands of extensive upkeep.

Externally, the property benefits from a rear driveway providing off-road parking, together with an integral garage. Ideally positioned within the sought-after Swansea Marina, the waterfront, an excellent selection of cafes, bars and restaurants and the city centre are all within easy walking distance. The location also offers convenient access to the M4 and Swansea University's Bay Campus via Fabian Way, while the nearby promenade provides fantastic walking and cycling routes along Swansea Bay towards Mumbles. A superb opportunity to enjoy marina living with the convenience of a well-connected city location. Call to view now!

Hallway
22'10" x 3'2" (6.97 x 0.99)

























Bedroom One
11'11" x 10'7" (3.65 x 3.25)

Bathroom One
6'2" x 5'4" (1.89 x 1.64)

Landing
6'6",236'2" x 3'0" (2,72 x 0.93)

Dining Room
15'3" x 13'5" (4.66 x 4.11)

Kitchen
16'9" x 6'10" (5.12 x 2.09)

Living Room
20'8" x 9'11" (6.31 x 3.03)

Upper Landing
8'9" x 3'4" (2.68 x 1.03)

Bathroom Two
7'6" x 6'3" (2.29 x 1.93)

Bedroom Two
15'3" x 10'0" (4.65 x 3.06)

Bedroom Three
13'4" x 7'1" (4.07 x 2.17)

External & Location

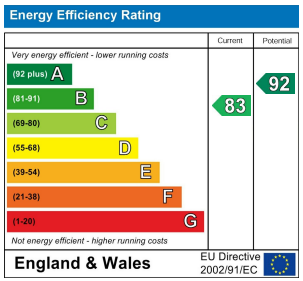
Floor Plan

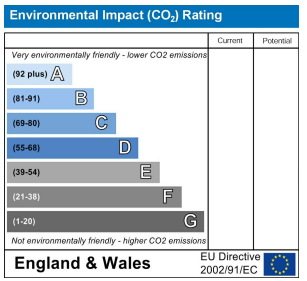


Area Map



Energy Efficiency Graph





Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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