



# SMITHS



## 227 Langdon Road, Swansea, SA1 8RE

### Offers Over £330,000

Arranged over three well-planned storeys, this modern THREE BEDROOM TOWNHOUSE on Langdon Road offers stylish and versatile living in the heart of Swansea Marina. The ground floor comprises a spacious entrance hall, a double bedroom, contemporary bathroom, useful storage and an integral garage, while a driveway to the rear provides parking for two vehicles. The first floor forms the social hub of the home, with clearly defined living and dining areas centred around a sleek grey-gloss kitchen with integrated appliances for a streamlined, clutter-free finish. Vaulted ceilings enhance the feeling of space and light, while warm oak woodwork contrasts beautifully with crisp white walls to create a contemporary yet welcoming feel. The top floor hosts two further bedrooms and a bathroom with Jack and Jill access and the main bedroom also features sit-out balcony overlooking the marina. The ground floor provides a versatile layout, ideal for MULTI-GENERATIONAL LIVING, offering a comfortable and accessible space for extended family members while maintaining privacy and independence within the home.

Situated within the sought-after marina, the property is just a short walk from the waterfront, a range of cafes, bars & restaurants and the city centre. The location also offers convenient access to the M4 for commuters and Swansea University's Bay Campus on Fabian Way, while the nearby promenade stretches all the way around the bay to Mumbles, providing excellent cycling & walking routes. Call to view now!

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### **Hallway**

22'9" x 3'2" (6.95 x 0.99)

Expansive T-shaped hallway comprising tiled flooring, radiator, understairs storage cupboard and doors to bedroom one, bathroom, the integral garage & both the front & rear external doors.

### **Bedroom One**

13'3" x 10'11" (4.06 x 3.33)

One of three double bedrooms featuring a fitted carpet, radiator and dual windows & blinds to the front aspect. Located on the ground floor, this bedroom could be utilised as part of a ground floor suite for extended family, or even a work from home set up.

### **Bathroom One**

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

One of two contemporary bathrooms, featuring a heated towel rail, shaving socket, shower, sink & WC.

### **Landing**

8'9" x 2'10" (2.67 x 0.88)

Landing space with doors to the living room & dining room.

### **Dining Room**

15'8" x 13'5" (4.79 x 4.11)

A bright, well-proportioned dining space with large windows fitted with white blinds, allowing plenty of natural light. Light oak flooring & woodwork contrast beautifully with the crisp white walls, complemented by contemporary pendant lighting and a striking panelled feature wall.

### **Kitchen**

16'8" x 7'3" (5.10 x 2.23)

A contemporary fitted kitchen positioned between the living and dining rooms, creating a natural flow across the main living level. Finished with sleek grey gloss units and integrated appliances, it offers a clean, streamlined aesthetic while remaining highly practical for everyday living and entertaining.

### **Living Room**

20'3" x 9'9" (6.19 x 2.98)

A bright and inviting space, featuring rear-facing windows with fitted blinds and a vaulted ceiling that enhances the sense of height and openness. Dual Velux windows draw in additional natural light, while a wall-mounted TV point

and open-plan connection to the kitchen create a comfortable and sociable living area.

### **Upper Landing**

6'8" x 3'6" (2.05 x 1.09)

With fitted carpet, loft hatch and doors to bedrooms, two, three and bathroom two.

### **Bathroom Two**

7'5" x 6'7" (2.27 x 2.02)

Contemporary fully tiled bathroom with heated towel rail, shaving socket, shower over bath, sink & wc.

### **Bedroom Two**

15'8" x 7'0" (4.78 x 2.15)

Second double bedroom with fitted carpet, radiator and dual windows to the rear aspect.

### **Bedroom Three**

15'8" x 10'0" (4.79 x 3.05)

Third double bedroom with fitted carpet, radiator, pvcu windows & patio doors to the balcony. Further door to bathroom two.

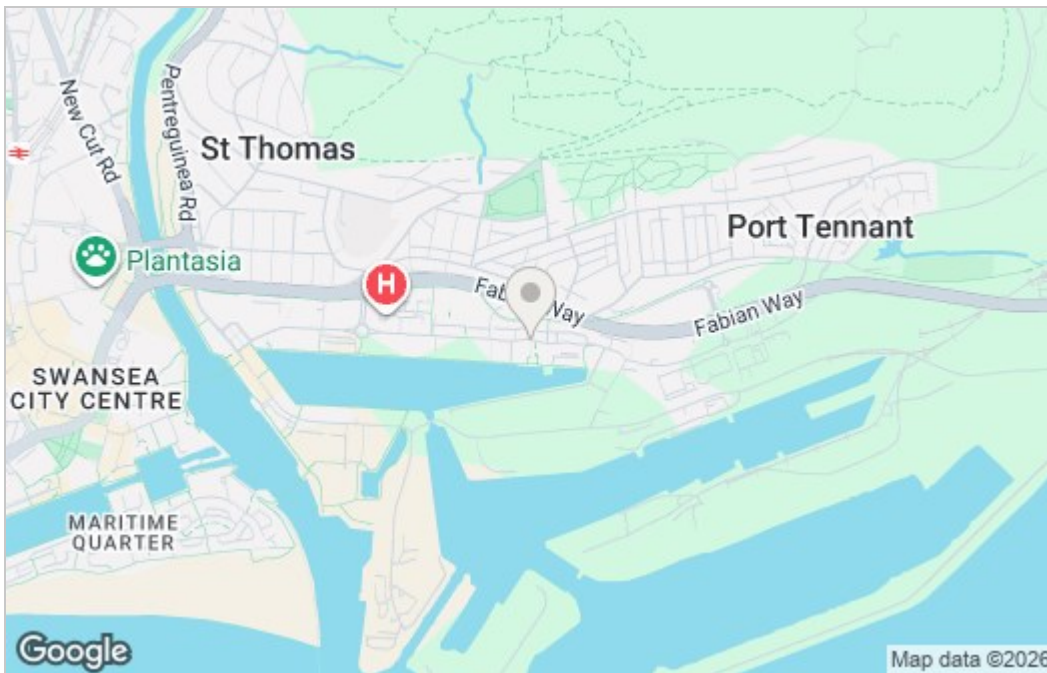
### **External & Location**

The property benefits from a neat, low-maintenance front courtyard, ideal for those seeking a convenient lock-up-and-go lifestyle. To the rear, a driveway provides parking for two vehicles alongside the integral garage, with a rear access door leading directly into the hallway. Situated within the marina, the property enjoys a waterside location, offering a relaxed coastal vibe alongside a lively mix of cafes, restaurants and bars, with the city centre only a short walk away. Commuters benefit from excellent road links via the M4, while Swansea University's Bay Campus on Fabian Way is within easy reach. The scenic promenade and flat marina pathways make walking, running, or cycling a pleasure, with the promenade stretching all the way around the bay area towards Mumbles. The marina itself hosts a thriving mix of leisure & dining options, combined with outdoor activities, making it easy to socialise & also enjoy a healthy, outdoor lifestyle. Combining modern townhouse living with a highly desirable waterfront location, this home offers a lifestyle that balances convenience, leisure and the charm of Swansea's bustling marina community.

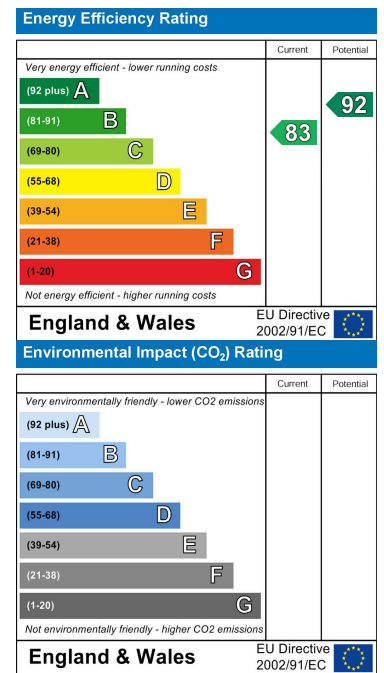
# Floor Plan



# Area Map



# Energy Efficiency Graph



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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