FOR SALE

£260,000 Leasehold



Brynfield Court, Langland, Swansea, West Glamorgan SA3 4TF

- Two Bedroom Ground Floor Apartment
- Patio Sun Terrace
- Gas Central Heating
- Desirable Location
- Garage
- Excellent access to Mumbles & beaches

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PROPERTY DESCRIPTION

Bay is delighted to offer for sale, this superb ground floor apartment, situated in a highly desirable location in Langland. The property briefly comprises an entrance hallway, an open-plan living room and dining area with patio doors opening onto a sun terrace. There is a kitchen in contemporary design with breakfast bar, inner hall, bathroom, separate WC and two double bedrooms, the front bedroom with built-in wardrobe space, the second bedroom with recess for wardrobe. The Property also benefits from gas central heating, double glazing throughout, security intercom, and separate garage and parking to the rear. The boutiques, amenities and restaurants of Mumbles Village are within a mile as are the beautiful beaches of Rotherslade and Langland. Virtual tour available! Tenure: Leasehold (125 year lease from 1st May 2005, 94 years remaining). Annual Service Charge: £2760.97. Council Tax: Band E. EPC: C. No pets. No short lets. Currently marketed To Let.




ROOM DESCRIPTIONS

Entrance Hallway
Hardwood entrance door to porch. Hardwood effect laminate flooring. Ceiling light fitting. Door leading to:

Living Room / Dining Area
4.563m x 4.634m (15' 0" x 15' 2") [Measurements taken to breakfast bar, to include entrance hallway] Hardwood effect laminate flooring. White uPVC surround double glazed French doors and windows to front, leading to sun terrace. Wall mounted light fittings. Feature wall. Built-in wooden breakfast bar with pendant light fitting above between the living room and kitchen space. Radiator.

Kitchen
3.716m x 3.115m (12' 2" x 10' 3") [Measurements taken to furthest point of room up to breakfast bar]
Hardwood effect laminate flooring. White uPVC surround double glazed windows and door to rear. A range of wall and base units in gloss cream with complementary work surfaces, incorporating bowl and and a half ceramic sink with mixer tap. Integrated 4- ring induction electric hob with stainless steel extractor hood. Integrated oven. Integrated dishwasher. Space for fridge/freezer. Plumbed for washing machine. Radiator. Built-in cupboard with shelving. Partial wall tiling. Recessed ceiling spotlights.

Inner Hallway
Hardwood effect laminate flooring. Ceiling light fitting. Built-in storage cupboard. Doors leading to:

Bedroom 1
4.575m x 3.544m (15' 0" x 11' 8") [Measurements taken to furthest point of room, not to include wardrobe space]
Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window to front.. Built-in wardrobe. Radiator.

Bedroom 2
4.086m x 3.659m (13' 5" x 12' 0") [Measurements taken to furthest point of room and into recess]
Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window to rear. Radiator.

Bathroom
1.609m x 2.170m (5' 3" x 7' 1") [Measurements taken to furthest point of room]
Tiled flooring. Recessed ceiling spotlights. White uPVC surround double glazed window to rear with obscured glass. Two piece suite comprising pedestal wash hand basin and panel bath with shower over. Heated towel heater. Partial wall tiling. Tiled flooring.

WC
0.69m x 2.214m (2' 3" x 7' 3") [Measurements taken to furthest point of room]Tiled flooring. Recessed ceiling spotlights. White uPVC surround double glazed window to rear with obscured glass. Two piece suite comprising wash hand basin with mixer tap in vanity unit and low level WC. Radiator. Partial wall tiling behind sink. Tiled flooring.

External
French doors from the living room leading to a patio seating area. Attractive communal gardens. Secure parking and garage.

Tenure & Utilities (as of October 2025)
Tenure: Leasehold (125 year lease from 1st May 2005, 94 years remaining).
Annual Service Charge: £2,604
Council Tax: Band E.
EPC: C
No pets. No short lets

Broadband (subject to connection)
Basic: 13 Mbps
Superfast: 58 Mbps.

Flat was extensively refurbished in 2012/13, which included sound barrier to ceiling, re-wiring, new kitchen, new bathroom.

Satellite / Fibre TV Availability
BT
Sky

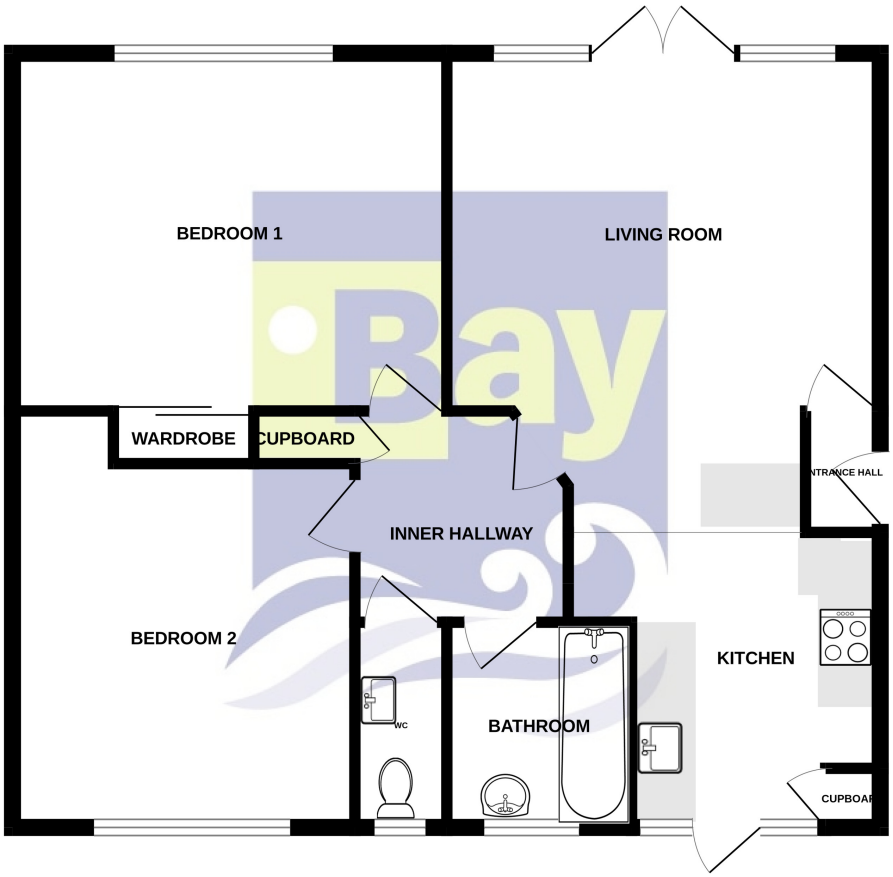
Disclaimer
All measurements, floor plans and photographs are for guidance purposes only. Photographs may be taken with a wide angled/zoom lens, and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Prospective purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this company's employment has the authority to make or give any representation or warranty in respect of the property.



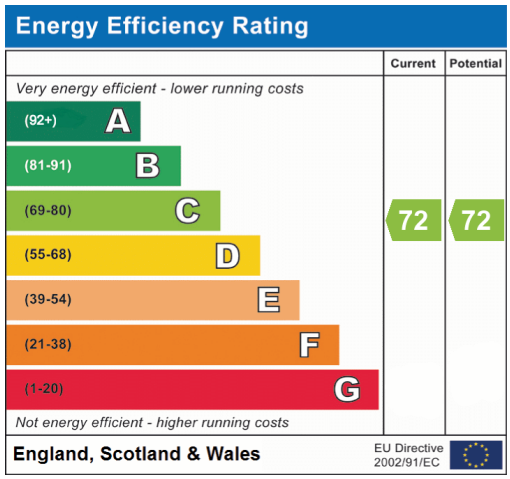


FLOORPLAN & EPC

GROUND FLOOR



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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