



## 1 Heatherslade Close, Langland, Swansea, West Glamorgan SA3 4HP

Guide Price £200,000 For Sale

### Property Features

- 4 bedroomed centrally heated bungalow
- Garden and garage
- In need of building works, updating and modernisation
- To be offered for sale by Public Auction (Subject to conditions of sale and unless sold previously)
- At The Rasoi Indian Kitchen (Garden Room), Pontlliw, Swansea, SA4 9DY
- On Wednesday 5th August 2026 at 3 p.m.

### Property Summary

A detached four bedroomed centrally heated detached bungalow which is in need of building works, updating and modernisation. In a quiet cul de sac with elevated driveway providing off road parking, leading to single car garage, overgrown garden to front and side. Rear passageway to garage and steps to further garden, mostly overgrown.



## Full Details

### Description

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### IMPORTANT

The property has structural issues and we strongly suggest that prospective purchasers take advice from a chartered building surveyor

### Situation

The property is located in a popular residential coastal area being in close proximity to the village of Mumbles, Bracelet and Limeslade Bays. Access to Heatherslade Close can either be off the Mumbles Road via Western Lane/Thistleboon (one way) or from Higher Lane, Langland which is possibly the easiest route. About 7 miles from the City of Swansea.

### The Accommodation

UPVC double glazed windows. Gas central heating system (not tested)

Driveway leading to main door

Hall with stairs to entrance and Inner Hall

### Inner Hall

Airing cupboard. Radiator. Attic hatch

Door to: -

### Dining Room

### Lounge

Approx. 12' 4" x 17' 10" (3.76m x 5.44m) Tiled fireplace (not tested or inspected). Overlooking front garden. Part clad walling with recess shelving. Sliding glass doors to: -





### Dining Room

Approx. 0' 3" x 11' 1" (0.08m x 3.38m) Radiator. Window to side. Lightweight glass partition panelling hallway. Fitted shelving

Door to: -

### Kitchen

Approx. 8' 10" x 15' 5" (2.69m x 4.70m) Fully fitted with base and wall units. Zanuss cooker and hob. Extractor fan over. Single drainer sink unit. Part tiled surround. Enclosed boiler room housing RD2 gas boiler. Fitted shelving for airing. Window to side elevation. Door to rear with path to garage

### Bathroom

Panelled bath, pedestal wash basin and w.c. Wall mirror and towel rail. Shaving point. Part tiled surround. Radiator

### Bedroom No. 1

Approx. 9' 0" x 9' 2" (2.74m x 2.79m) With fitted shelving. Radiator. Rear room

### Bedroom No. 2

Approx. 8' 10" x 9' 0" (2.69m x 2.74m) Overlooking driveway. Radiator

### Bedroom No. 3

Approx. 9' 11" x 10' 10" (3.02m x 3.30m) As above

### Outside

Overgrown garden to front and side. Rear path with steps to further garden mostly overgrown

### Paviour Driveway

Leading to single car garage and providing additional parking

### Garage

Block construction with up and over door

### Energy Performance

Grade





### Council Tax

City & County of Swansea - Band F - Approximately  
£3322.83 2026/27

### Rights of Way, Etc.

Sold subject to all existing rights of way, wayleaves and easements (if any) whether mentioned or not

### Services


Mains water, gas and electricity connected. Mains drainage. None of the services have been inspected or tested

### Tenure

Freehold with vacant possession on completion. Land Registry Title No WA18764

### Viewing

Strictly by appointment with the auctioneers

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>76</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>54</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 



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