



# Brynfield Court, Llangland, Swansea, West Glamorgan SA3 4TF

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





## PROPERTY DESCRIPTION

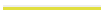
---

Bay is delighted to offer for rental, this superb ground floor apartment, situated in a highly desirable location in Langland. Available unfurnished, 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 parking to the rear for one car (garage not included). The boutiques, amenities and restaurants of Mumbles Village are within a mile as are the beautiful beaches of Rotherslade and Langland. Virtual tour available! No pets. No students.

Security Deposit: £1,650 Term: 6 Months (+) Council Tax: Band E. EPC Rating: C.  
Requested Holding Deposit: £252

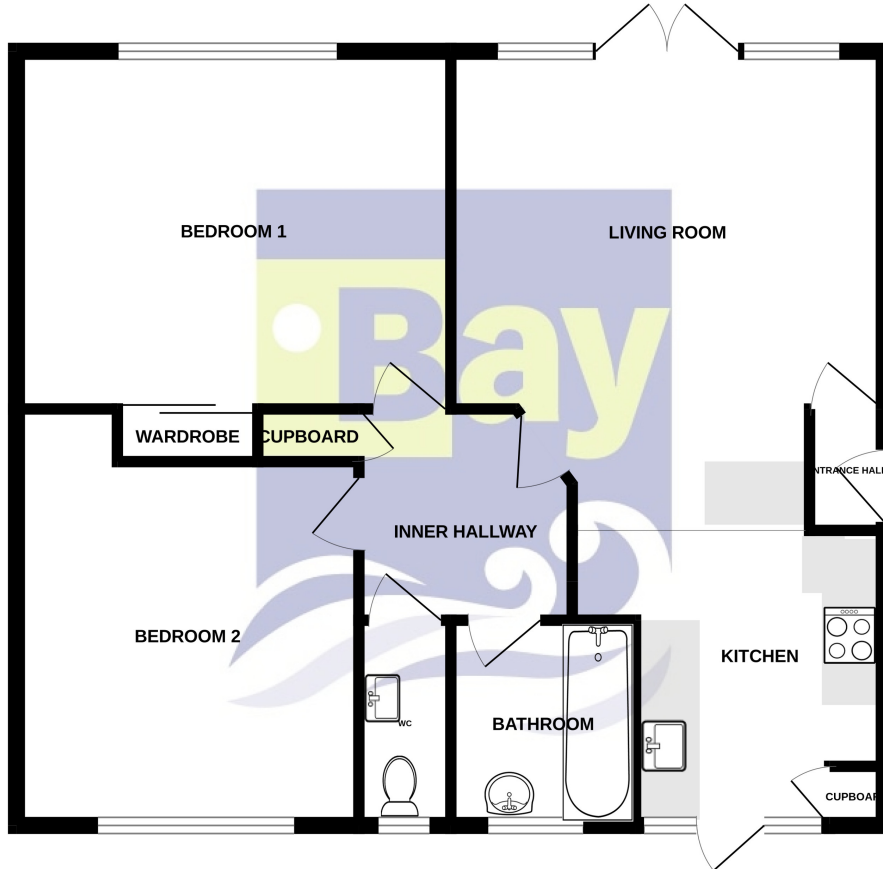


ROOM DESCRIPTIONS





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.  
Made with Metropix ©2024

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>	72	72
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Bay Estates & Lettings Agents

29, Camona Drive, Maritime Quarter, Swansea, SA1 1YJ  
01792 645566  
mail@bayestateagents.com