

FOR SALE

£300,000 Leasehold



The Osborne, RotherSlade Road, Langland, Swansea, West GlamorganSA3 4QA

- Beautifully Presented Two Bedroom Apartment
- Views Towards RotherSlade Bay
- Living Room Balcony
- Two Allocated Parking Spaces
- Bathroom & En Suite



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PROPERTY DESCRIPTION

Bay is delighted to offer for sale, this stunning two bedroom apartment in The Osborne on Rotherslade Road. Majestically overlooking Langland and Rotherslade Bay, The Osborne has been a prominent and sought-after residence for many years. Finished to a high standard, the apartment briefly comprises a welcoming entrance hallway, an open-plan living room/dining area and integrated kitchen, opening out onto a sit-out balcony with partial views towards Rotherslade Bay and the cliff path to Limeslade. There are two double bedrooms, the main bedroom offers access to an en-suite shower room. Separate family bathroom. The property also benefits from two allocated parking spaces in the under croft car park, which is accessed through a gated entrance, providing a secure environment for residents. In addition to Rotherslade Bay on the doorstep, the cliff top footpaths offer spectacular scenery and sea views meandering to Langland Bay and Caswell in one direction, and Limeslade in the other. Mumbles village is within half a mile with all its excellent array of shops, boutiques, cafe's and restaurants. Please refer to Ofcom checker for mobile signal and coverage. Viewing is highly recommended. Immersive 360 degree virtual tour available! EPC Rating: B. Leasehold: 250 Years from 1 September 2005 (229 years remaining). Share of the Freehold (no Ground Rent to pay) . Service Charge: £5,397 p.a. Council Tax: Band G.



ROOM DESCRIPTIONS

Hallway

Hardwood entrance door. Hardwood effect laminate flooring. Three wall mounted up-lighters.. Double doors to airing cupboard/storage space. Panel heater.

Living Room / Dining Area

7.38m x 7.52m (24' 3" x 24' 8") [Measurements taken to furthest point of room to include kitchen]

Hardwood effect laminate flooring. Recessed ceiling spotlights. Hardwood framed double glazed window to front. Double glazed floor-to-ceiling picture window and door onto sit-out balcony with sea views over the communal terrace, towards Rotherslade Bay and cliff path. Three panel heaters. Power points and media point.

Kitchen

Hardwood effect laminate flooring. Adjoining the living room with stylish wall and base units with chrome handles and storage shutters, incorporating polished granite work surface and splash-back trim with inset one and a half bowl sink, mixer tap and drainer. Integrated hob, stainless steel splash-back and extractor hood with glass surround. Built-in dishwasher, washer/dryer, fridge and freezer. Recessed ceiling spotlights. Power points.

Main Bedroom

3.35m x 4.85m (11' 0" x 15' 11") [Measurements taken to furthest point of room]

Hardwood effect laminate flooring. Ceiling light fitting. Hardwood framed double glazed window. Panel heater. Power points. Door to en suite shower room.

En Suite Shower Room

2.06m x 1.93m (6' 9" x 6' 4") [Measurements taken to furthest point of room]

Tiled flooring. Recessed ceiling spotlights. Shower cubicle with sliding glass door. Pedestal wash hand basin with mixer tap. Low level WC with button flush. Heated towel rail.. Shaver point. Fully tiled walls in oatmeal and white with blue glass trim. Wall mirror.

Bedroom

2.97m x 4.78m (9' 9" x 15' 8") [Measurements taken to furthest point of room, to include hallway airing cupboard]

Hardwood effect laminate flooring. Ceiling light fitting. Hardwood framed double glazed window. Panel heater. Power points.

Bathroom

2.27m x 2.14m (7' 5" x 7' 0") [Measurements taken to furthest point of room]

Tiled flooring. Recessed ceiling spotlights.. White three piece suite comprising Jacuzzi bath. Pedestal wash hand basin with mixer tap. Low level WC with button flush. Heated towel rail.. Shaver point. Fully tiled walls in oatmeal and white with blue glass trim. Wall mirror.

External

Two under-croft allocated parking spaces.

Tenure & Utilities (As of October 2025)

Leasehold: 250 Years from 1 September 2005 (229 years remaining).

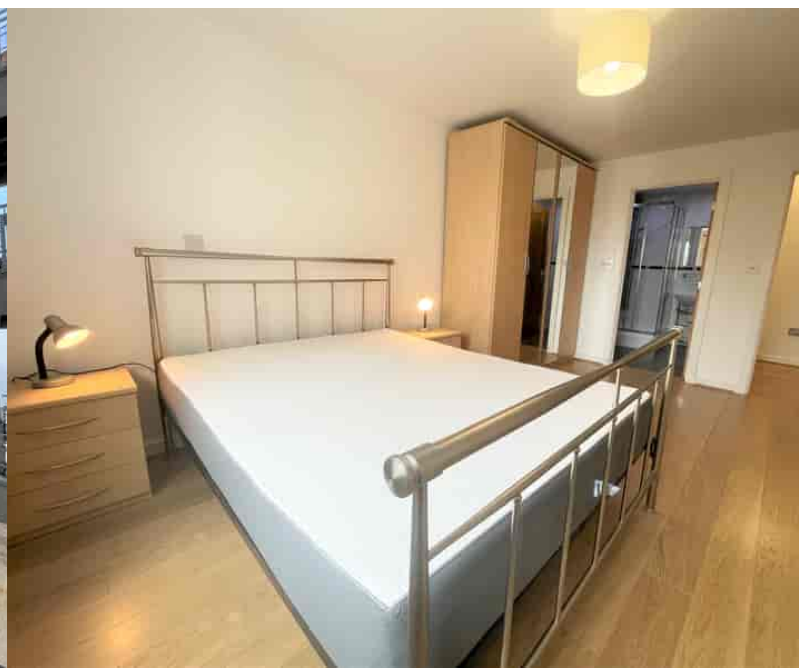
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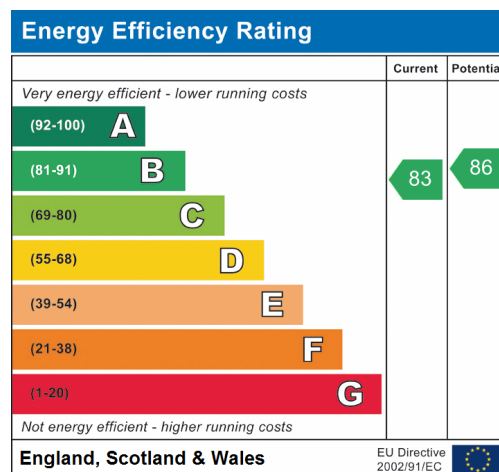
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Disclaimer

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 must 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.





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