



Cleveland Avenue, Limeslade, Mumbles, SA3 4JD
Asking Price £595,000

Situated moments away from Bracelet & Limeslade Bay this beautifully presented detached family home enjoys stunning sea views and versatile accommodation. The property itself is ideally situated close to local restaurants/cafes and family friendly beaches. Whilst enjoying all the benefits of living within close proximity to the charming coastal village of Mumbles the position of this family home results in a high degree of privacy. The property enjoys stunning sea-views from the main living/dining areas including the kitchen, master bedroom & conservatory. The home is spacious, light and airy throughout. The spacious open plan lounge/dining room benefits from fantastic sea views with central fireplace, beamed ceiling and wooden French doors leading into the conservatory which leads out to a south facing sit out sun balcony. The living accommodation is light and airy with ample room for a large dining table and various seating areas. The newly refurbished kitchen is fitted with a range of wall, base and drawer units with contemporary work surfaces. Integrated dishwasher with space for an American style fridge freezer. Benefitting from remote controlled thermostat central heating and Lifestyle Chelsea Sunset Oak wood effect flooring throughout the entire ground floors. To the first floor there are two double bedrooms. The master bedroom enjoys stunning sea views, fitted wardrobes and an en-suite. Bedroom two also has fitted wardrobes. To the lower ground floor there is a large living area and a further two double bedrooms; one with en-suite bathroom. The spacious family bathroom as well as the two en-suites have recently been refurbished to an extremely high standard. Externally interesting outside areas provide space, versatility & a high degree of privacy & include a south facing decked terrace, driveway parking for several cars, front patio, enclosed south facing lawned garden, and a piece of land that runs along the side length of the house. The combination of desirable address and versatile accommodation makes this property a very appealing home. Viewing highly recommended.

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Entrance

Enter via uPVC double glazed door into:

Hallway

Chelsea Sunset Oak wood effect flooring, Three uPVC windows. Radiator. Doors to:

Kitchen/Dining Room 26'7 x 8'8 (measured through) (8.10m x 2.64m (measured through))

Kitchen

Double glazed windows to side and front, kitchen window benefiting from lovely sea views. Fitted kitchen comprising a range of wall, base and soft close drawer units with contemporary work surfaces. Inset white ceramic deep double sink and drainer with mixer tap. Integrated dishwasher. Spaces for American style fridge/freezer, tumble dryer and washing machine. Electric oven with five ring gas hob over and chimney style extractor above. Large double drawer fridge. Vintage style Radiator. Chelsea Sunset Oak wood effect flooring. Plain plastered and coved ceiling. Ceiling & under unit spot lights.

Dining Room

Double glazed box bay window to front and double glazed window to side with lovely sea views from both. Chelsea Sunset Oak wood effect flooring. Double radiator. Archway through to:

Lounge 21'3 x 19'9 (@ widest point) (6.48m x 6.02m (@widest point))

The south facing aspect of this room creates a bright and spacious living area. Lovely sea views. Stairs to first floor. Chelsea Sunset Oak wood effect flooring. Double Radiator. Double wood French doors leading to conservatory. Feature wall mounted flame effect remote controlled gas fire. Further double glazed box bay window with views out onto the garden. Beamed ceiling. Double French doors leading to:

Conservatory 11'1 x 9'10 approx (3.38m x 3.00m approx)

The south facing aspect of this room results in an array of warm natural light throughout the day. Double glazed windows to sides and rear with stunning sea views over Limeslade Bay and the garden. Two uPVC double glazed door leading to sit out south facing sun balconies- a balcony on each side of the conservatory. Double radiator.

Large Family Bathroom

Luxuriously appointed and recently refurbished to a very high standard. Two individual double glazed frosted windows to the front and a large double glazed privacy window to side create a light and airy room. Four piece suite comprising low level soft close W.C, walk in shower with drench overhead, wash hand

basin set over vanity unit with shaver socket and free standing bath with hand held shower over. Fully tiled walls a stone mosaic border and porcelain tiled flooring with under floor heating. Built in blue-tooth sound system. Plain plastered and coved ceiling with spotlights in addition to two dimmer switch wall mounted lamps.

First Floor

Landing

Velux window with lovely sea views. Attractive feature shelving. Wooden doors to:

Bedroom One 14'6 x 12'3 (@ widest point) (4.42m x 3.73m (@widest point))

Double glazed window to side with stunning sea and Mumbles Hill views. Radiator. Extensive range of built in wardrobes. Beamed ceiling. TV, phone & internet access points. Attractive wooden door to:

En-suite Shower Room

Recently refurbished en-suite comprising step in shower with glass enclosure, ceramic wash hand basin sunk into stone, creating attractive shelving over the vanity unit. Low level soft close W.C. Fully tiled walls with a stone mosaic border and porcelain tiled flooring. Storage cupboard. Chrome ladder style radiator. Velux window to rear.

Bedroom Two 11'7 x 8'6 approx (3.53m x 2.59m approx)

Double glazed window to side. Radiator. Extensive built in wardrobes. Beamed ceiling.

Stairs lead down from the front hallway to:

Lower Ground Floor Sitting Room 26'1 x 10'12 (7.95m x 3.35m)

An attractive and versatile room with double glazed doors leading onto the south facing, enclosed, private patio and lawned garden area. Ladder style antique affect radiator. Plain plastered ceiling with spotlights. Attractive low level wooden shelving and Chelsea Sunset Oak wood effect flooring create a contemporary appeal to this room. Internet & TV access points. Doors off to:

Bedroom Three 11'3 x 10'2 approx (3.43m x 3.10m approx)

Built in storage cupboard. Double radiator. TV access point. Door access to large basement storage area. Door to:

En-suite Shower Room

A luxuriously appointed recently refurbished en-suite comprising step in shower with glass enclosure, low level soft close W.C and contemporary ceramic wash hand basin sunk in modern vanity unit with deep soft close drawers. Fully tiled walls with stone mosaic border. Porcelain tiled flooring with under floor heating. Plain plastered ceiling. Double glazed frosted window to garden.

Bedroom Four 17'9 x 8'8 (5.41m x 2.64m)

Double glazed window overlooking garden. Double radiator. Built in storage cupboard. Plain plastered ceiling with spot-lights. Door access to large basement storage space.

External

Front - Fenced and gated patio area. Side access, both sides provides access to rear garden. A gate leads onto raised decked terrace to the side. Steps lead down to the drive and rear garden. A pretty hedgerow borders the driveway, creating a private and secure home.
Rear - Lawned south facing garden with attractive patio area bordered with shrubs and hedges. The gated garden is completely enclosed and hidden speakers provide surround sound outdoors. Attractive newly resurfaced road leading to property leads to the private gated driveway with parking for several cars.
Side - The property also benefits from an additional area of garden that runs along the length of the property adjacent to the driveway.

Directions

From our Mumbles Branch, continue down Newton Road to the mini roundabout. Turn right and continue along main road. Pass the Pier, the Big Apple and continue to Fortes Ice Cream parlour. Turn right onto Plunch Lane proceed up Plunch lane and Cleveland Avenue can be found on your first right. Proceed up Cleveland Ave and the property is situated on the left hand side.

