



Walcot House, 2 Caswell Road, Newton, Swansea, SA3 4RA
Asking Price **£565,000**

Walcot House is a delightful detached home situated in the desirable area of Caswell, with the award winning Langland Bay on your doorstep, offering a family friendly sandy beach, cafe and beach shop, with car parking and seasonal life guard duty. The property itself benefits from a larger than average lounge/dining room with feature inglenook fireplace, kitchen/sitting area, utility room and cloakroom to the ground floor. To the first floor are two bedrooms, one with en-suite and family bathroom. To the second floor is a spacious landing area and two bedrooms which both enjoy wonderful sea views. Externally the property benefits from an enclosed garden incorporating paved patio terrace leading to a low maintenance area laid with decorative stones housing mature plants and shrubs. To the rear there is the additional benefit of driveway and garage. Viewing is highly recommended to appreciate the location and standard of accommodation offered.

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Entrance

Enter via solid oak door into:

Hallway

Double glazed window to rear. Stairs to first floor with under stairs storage cupboard. Radiator. Plain plastered and coved ceiling with spotlights. Tiled flooring. Door to storage cupboard which can also be accessed via the second hallway. Doors to:

Lounge 26'0 x 17'0 (7.92m x 5.18m)

Solid oak door out to garden. Two double glazed bay windows to front providing plenty of natural light into this spacious room. Feature inglenook fireplace housing wood burner offering an attractive focal point and creating a charmingly cosy ambience. Shelving and storage cupboards set in alcove. Space to accommodate large dining table. Two radiators. Plain plastered and coved ceiling with spotlights. Tiled flooring. Solid oak doors to:

Kitchen/Sitting Area 16'6 x 16'3 (5.03m x 4.95m)

Double glazed window to front along with three Velux windows creating a bright and airy feel. Fitted with a range of solid oak wall, base and drawer units with complementary work surfaces over incorporating Belfast sink with mixer tap. Space for Rangemaster cooker with stainless steel chimney style extractor over.

Integrated dishwasher. Wrapping around to a delightful seating area, providing the perfect spot for family to sit and share their day's events while the evening meal is being prepared. Double radiator. Plain plastered and coved ceiling with spotlights. Tiled flooring throughout. Door to:

Second Hallway

Door to storage cupboard which can also be accessed via the main hallway. Doors to:

Cloakroom

Comprising low level W.C and wash hand basin with tiled splash back. Radiator. Plain plastered and coved ceiling. Tiled flooring.

Utility Room 14'11 x 6'2 (4.55m x 1.88m)

Double glazed skylight window. Fitted with a range of wall and base units incorporating sink and drainer unit. Space and plumbing for washing machine and tumble dryer. Radiator. Part tiled walls. Tiled flooring. Door into:

Single Garage

Housing wall mounted Worcester combi boiler. Tiled flooring.

First Floor

Landing

Double glazed window to rear. Stairs to second floor. Radiator. Plain plastered and coved ceiling with spotlights. Doors to:

Bedroom One 17'1 x 14'10 (5.21m x 4.52m)

Double glazed window to front. Built in wardrobes housing shelving and hanging space. One single and one double radiator. Plain plastered and coved ceiling. Wood effect flooring. Door to:

En-suite

Double glazed privacy window to side. Three piece suite comprising low level W.C wash hand basin set over beautiful wooden vanity unit and walk in shower cubicle with mains electric shower. Radiator. Part tiled walls and tiled flooring. Plain plastered and coved ceiling.

Bedroom Two 13'5 x 10'8 (4.09m x 3.25m)

Double glazed window to front. Radiator. Built in wardrobes with shelving and hanging space. Airing cupboard housing shelving and radiator. Plain plastered and coved ceiling.

Bathroom

Double glazed privacy window to front. Three piece suite comprising low level W.C, wash hand basin set over vanity unit and panel bath with extending shower head. Both bath and wash hand basin benefit from beautiful pebble mosaic tiled splash back and surround which really adds character to the room. Chrome towel heater.

Second Floor

Landing

Double glazed window to front. Extremely generous landing area with space that could easily be utilised as a study etc. Radiator. Wardrobes and storage. Large built in cupboard which has the size and potential to create an en-suite shower room if so desired. Doors to:

Bedroom Three (Attic Room) 17'5 x 16'4 (5.31m x 4.98m)

Velux window to front enjoying wonderful sea views. Double radiator. Plain plastered ceiling.

Bedroom Four 9'11 x 9'3 (3.02m x 2.82m)

Velux window to front benefitting from sea views. Radiator. Plain plastered and coved ceiling.

External

Front

Enchanting enclosed garden with gated pedestrian access to side. Paved patio terrace offering the perfect setting for entertaining or a spot of al-fresco dining. An attractive pergola leads you through to the remainder of the garden which is laid with decorative stones and houses a variety of mature plants and shrubs.

Rear

Block paved driveway providing ample parking and leading to garage.

DIRECTIONS

From our Mumbles office proceed up Newton Road and turn left into Langland road, continue to Langland corner and onto Southward Lane. Continue onto Caswell Road and the property is situated on the right hand side.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: D

