



Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawson's have not checked the service availability of any appliances or central heating boilers which are included in the sale.



THE COACH HOUSE, 4A NORTON ROAD, NORTON,
OFFERS IN THE REGION OF £279,500



A rare opportunity to acquire this beautifully converted detached Coach House with garage. Conveniently situated a stone's throw from the promenade which meanders along the water's edge and stretches for miles leading through the coastal village of Mumbles and finishing at the pier with full array of activities, ice cream parlours, parks and cafes en-route. The property is set within minutes' walking distance to the village with an enviable display of quality restaurants, wine bars, shops, boutiques and traditional pubs from which to choose. The accommodation itself briefly comprises: entrance hallway, shower room and bedroom. To the first floor is a contemporary fitted kitchen open to lounge housing wood burner and boasts some sea views. Viewing highly recommended to appreciate all that is on offer. No chain.

Entrance

Enter via double glazed door into:

Hallway

Stairs to first floor with space under for storage. Cupboard housing consumer unit. Wood effect flooring. Plain plastered ceiling with spotlights. Doors to:

Shower room 6'0 x 5'10 (1.83m x 1.78m)

Double glazed frosted window to side. Three piece suite comprising low level W.C, pedestal wash hand basin and walk in shower cubicle with glass enclosure. Chrome towel heater. Wall mounted extractor fan. Fully tiled walls and flooring. Plain plastered ceiling with spotlights.

Bedroom 14'0 x 9'0 (4.27m x 2.74m)

Double glazed window to front. Two radiators. Plain plastered ceiling with spotlights.

First Floor

Open Plan Kitchen/Lounge 25'0 x 15'5 (7.62m x 4.70m)

Kitchen



Fitted with a range of contemporary wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Tiled splash back. Concealed 'Vaillant' combi boiler. Integrated appliances include fridge and oven with four ring electric hob over and stainless steel chimney style extractor hood above. Space for washing machine. Plain plastered ceiling with spotlights. Wood effect flooring. Open to:

Lounge

Double glazed window to front along with two double glazed windows to side which enjoy sea views and provide plenty of natural light, giving this spacious room a bright and airy feel. A feature wood burning stove set on a stone hearth is an attractive addition. Wood effect flooring continued from kitchen area. Plain plastered ceiling with spotlights and exposed wooden beams to either side adding charming character. Radiator. Access to attic via hatch.

External

The property has the added advantage of a garage providing much sought after off road parking.

DIRECTIONS

From our Mumbles showroom proceed down Newton Road to the mini roundabout. Turn left onto Mumbles Road, continue along taking the next left onto Norton Road and the property is located on the right hand side.

TENURE: Freehold

COUNCIL TAX: D

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301

