



10 Wychwood Close, Langland, Swansea, SA3 4PH
Offers In The Region Of £595,950

An opportunity to acquire a delightful, spacious, four bedroom, detached bungalow with attic room offering versatile living. Set in a position providing an excellent degree of privacy. Located in the highly desirable location of Langland and close by to the cliff top walks giving access to the local award winning beaches, also within easy reach of the bustling seaside village of Mumbles. The accommodation itself briefly comprises: entrance hallway leading to master bedroom benefitting from en-suite facilities, kitchen/diner, utility room/storage area, shower room, further storage space, cinema room/study area, family bathroom, two further bedrooms, lounge and conservatory. To the first floor are spacious attic rooms. Externally there is a large driveway to the front providing ample parking. Decked seating areas and further pockets of garden connect to the home effortlessly, surrounded with mature plants and shrubbery. Viewing is highly recommended to appreciate the wonderful setting on offer. No chain.

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Entrance

Enter via front door into:

Hallway

Radiator. Wood effect flooring. Doors to:

Bedroom One 15'11 @ max x 10'9 (4.85m @max x 3.28m)

Double glazed bow window to front and further window to side. Fitted wardrobes and cupboards. Radiator. Wood effect flooring. Door to:

En-suite

Three piece suite comprising low level W.C., wash hand basin set over vanity unit and shower cubicle. Fully tiled.

Bathroom 7'11 x 6'4 (2.41m x 1.93m)

Double glazed frosted window to rear. Three piece suite comprising low level W.C., pedestal wash hand basin and jacuzzi corner bath. Fully tiled walls.

Bedroom Two 9'10 x 9'7 (3.00m x 2.92m)

Double glazed bow window to front. Fitted wardrobes with over bed storage cupboards. Radiator.

Bedroom Three

Double glazed window to rear. Wash hand basin set over vanity unit. Radiator.

Lounge 24'1 x 12'0 (7.34m x 3.66m)

Double glazed bow bay window to front, along with a double glazed window to rear and two sets of patio doors leading into conservatory, providing an abundance of natural light, giving this spacious room a bright and airy feel. A feature electric fireplace is an attractive focal point. Two radiators. Wood effect flooring. Stairs to attic room.

Conservatory 18'9 x 9'8 (5.72m x 2.95m)

Double glazed windows to all sides with doors leading out to a decked terrace connecting the garden and home beautifully. Tiled flooring.

Kitchen/Dining Room

Dining Room 12'11 x 9'11 (3.94m x 3.02m)

Double glazed window to side. Space to accommodate large dining table. Radiator. Tiled flooring. Arch through to:

Kitchen 10'6 x 6'4 (3.20m x 1.93m)

Double glazed window to side. Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer unit with mixer tap. Tiled splash back. Integrated appliances include fridge, eye level oven and four ring electric hob with extractor above. Space for dishwasher. Tiled flooring continued from dining room. Frosted glazed door into:

Utility 19'4 x 5'10 (5.89m x 1.78m)

Fitted with a range of base and drawer units with complementary work surfaces over incorporating stainless steel sink and drainer unit. Spaces for washing machine, tumble dryer and fridge/freezer. Tiled walls and flooring. An arch leads through to a practical storage area with an external door to front.

Further Hallway

Doors to:

Shower Room

Frosted glazed window to side. Comprising wash hand basin and walk in shower cubicle with glass enclosure. Radiator. Fully tiled.

Bedroom Four/Further Reception Room 19'10 x 10'8 (6.05m x 3.25m)

Double glazed windows to front and side. Wood effect flooring. Two radiators. Currently utilised as a cinema room/study.

Attic Rooms

Comprising three attic rooms which together run the length of the property.

Attic Room One 10'7 x 8'4 (3.23m x 2.54m)

Two Velux windows to front.

Attic Room Two 14'4 x 9'8 (4.37m x 2.95m)

Velux window to front.

Attic Room Three 11'6 x 10'7 (3.51m x 3.23m)

Velux window to rear. Double doors to storage cupboard housing boiler and eaves storage.

Externally

A large driveway providing ample off road parking for several vehicles with a paved patio terrace to the front of the property is a lovely spot to sit and relax. To the side is a decked terrace leading from the conservatory, perfect for a spot of al fresco dining. Paved patio terraces continue to the rear of the property. Fully enclosed to all sides offering a good deal of privacy.

DIRECTIONS

From our Mumbles Showroom proceed up Newton Road, turn left into Langland Road. Continue up to Langland Corner, left into Higher Lane, left into Cambridge Road, then left into Somerset Road. Turn left then right into Wychwood Close, right again and the property is situated towards the end of the cul de sac.

TENURE: Freehold

COUNCIL TAX: H

EPC RATING: TBA

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

