



26 Caswell Road, Caswell, Swansea, SA3 4SD
Offers In The Region Of £825,000

This beautifully refurbished detached family home is located within the sought after area of Caswell, ideally situated within a mile of the renowned Caswell Bay, Langland Bay and Mumbles village as well as falling within the highly regarded Newton Primary and Bishopston comprehensive school catchment. This four bedroom home provides ample parking to the front and large enclosed garden with decking and patio areas to the rear. The property itself briefly comprises: entrance hallway, lounge, larger than average kitchen/dining room and conservatory. To the first floor is a family bathroom and four bedrooms, one of which benefits from en-suite facilities. Central heating controlled by remote Wi-Fi. Intruder alarm system. Viewing is essential to appreciate the standard of finish and location on offer.

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Entrance

Enter via front door into:

Hallway

Stairs to first floor with bespoke under stairs cabinets. Cast iron radiator. Plain plastered ceiling. Mahogany parquet flooring. Doors to:

Cloakroom

Double glazed frosted window to front. Comprising low level W.C and wash hand basin set over vanity unit with tiled splash back. Mahogany parquet flooring.

Lounge 15'7 x 14'0 (4.75m x 4.27m)

Double glazed windows to front and side providing plenty of natural light, creating a bright and airy feel. A feature fireplace housing wood burning stove set within a marble surround is an attractive focal point. Radiator. Plain plastered ceiling.

Kitchen/Dining Area

Kitchen 21'11 x 10'9 (6.68m x 3.28m)

Double glazed windows to both front and rear. Fitted with a range of wall, base and drawer units with complementary marble work surfaces over incorporating Belfast sink with mixer tap. Marble island housing additional sink with gold plated mixer tap and storage and wine fridge below. Harvey Jones hand painted solid oak units provide further storage. Integrated appliances include dishwasher, washing machine and microwave oven. Spaces for fridge/freezer and range cooker with stainless steel chimney style extractor hood over and tiled splash back. Concealed 'Worcester' combi boiler. Plain plastered ceiling with spotlights. Mahogany parquet flooring. Open to:

Dining Area

Double glazed bi-folding patio doors lead out to a raised decked terrace connecting the garden and home beautifully. Space to accommodate large dining table. Two contemporary vertical radiators. Plain plastered ceiling. Mahogany parquet flooring continued from kitchen. Wi-Fi controlled ceiling mounted speakers. Double doors back to hallway. French doors into:

Conservatory 11'7 x 10'10 (3.53m x 3.30m)

Double glazed windows to all side looking out over the beautiful gardens. Radiator. Mahogany parquet flooring

First Floor

Landing

Double glazed window to front. Radiator. Doors to:

Bedroom One 15'8 x 14'1 (4.78m x 4.29m)

Double glazed windows to front and side with wooden shutters. Radiator. Wooden flooring. Plain plastered ceiling.

Bedroom Two 11'2 x 10'1 (3.40m x 3.07m)

Double glazed window to front. Radiator. Door to:

En-suite

Three piece suite comprising low level W.C., wall mounted wash hand basin with de-misting mirror over and walk in shower cubicle. Chrome towel heater. Marble splash back, skirting and flooring.

Bedroom Three 11'0 x 8'3 (3.35m x 2.51m)

Double glazed window to front with wooden shutters. Radiator with decorative cover. Plain plastered ceiling.

Bedroom Four 13'11 x 8'3 (4.24m x 2.51m)

Double glazed windows to side and rear. Radiator. Plain plastered ceiling.

Bathroom 9'7 x 8'2 (2.92m x 2.49m)

Double glazed frosted window to rear. Four piece suite comprising low level W.C., wash hand basin set over vanity unit, free standing bath with contemporary mixer tap and walk in double shower cubicle with rainfall shower head. Wi-Fi controlled ceiling mounted speakers. Marble splash backs, skirting and flooring. Plain plastered ceiling with spotlights. Additional wall mounted lighting.

External

Front

Large paved driveway providing ample off road parking for several cars. The remainder of the garden houses a variety of mature shrubs and trees.

Rear

A raised decked terrace lies adjacent to the property with steps down to the remainder of the generous garden which is laid to lawn, housing a further paved patio terrace offering the perfect setting to entertain or to enjoy a spot of al-fresco dining. A stepping stone path leads you to a greenhouse which is nestled within an abundance of mature shrubbery. To the top of the garden, tucked away is a further decked terrace ideally placed for you to relax in the sun enjoying complete privacy. The delightful garden houses a plethora of mature plants, shrubs and trees as well as a charming pond giving plenty to enjoy and explore.

DIRECTIONS

Sat Nav - 26 Caswell Road, SA3 4SD

TENURE: Freehold

COUNCIL TAX: H

EPC RATING: D

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

