



18 Libby Way, Mumbles, Swansea, SA3 4LB  
**Offers In The Region Of £410,000**



Situated just a short walk away from Limeslade and Braclet Bay, this modern detached property is ideally set to make the most of the award winning beaches, cliff top walks and local amenities. The accommodation itself briefly comprises: lounge, dining room, fitted kitchen, utility room and cloakroom to the ground floor. To the first floor there are four bedrooms one with en-suite and a family bathroom. Gas central heating and double glazing. Externally to the front is a driveway offering ample parking for several cars and to the rear is a well maintained enclosed level garden with patio area. Viewing is highly recommended to appreciate the property.

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### Entrance

Enter via front door into:

### Hallway

Stairs to first floor. Radiator. Wood effect flooring. Coved ceiling. Wired burglar alarm. Doors to:

### Lounge 15'10 x 13'3 (4.83m x 4.04m)

Double glazed box bay window to front along with double glazed window to side providing plenty of natural light, creating a bright and airy feel. A feature gas fire set within a marble surround is a charming focal point. Radiator. Under stairs storage cupboard. Wood effect flooring. Coved ceiling. Archway through to:

### Dining Room 9'0 x 8'1 (2.74m x 2.46m)

Double glazed French doors to rear connecting the garden and home beautifully. Radiator. Wood effect flooring. Coved ceiling.

### Kitchen 12'0 x 9'1 (3.66m x 2.77m)

Double glazed window to rear. Fitted with a range of wall, base and drawer units with complementary granite work surfaces over with upstand, incorporating sink unit with mixer tap. Integrated appliances include 'Neff' electric oven with four ring hob over and stainless steel chimney style extractor hood above. Radiator. Tiled flooring. Coved ceiling with spotlights. Door to:

### Utility Room

Door to side leading to garden. Fitted with a range of wall units and work surfaces with space and plumbing below for washing machine and tumble dryer. Wall mounted combi boiler. Tiled flooring. Door to:

### Cloakroom

Double glazed frosted window to rear. Comprising low level W.C and wash hand basin set over vanity unit. Chrome towel heater. Tiled flooring.

### First Floor

### Landing

Access to attic via hatch. Doors to:

### Bedroom One 13'4 x 11'4 (4.06m x 3.45m)

Double glazed window to front. Built in wardrobes with hanging space and dresser. Airing cupboard housing shelving. Radiator. Door to:

### En-suite

Double glazed frosted window to front. Three piece suite comprising low level W.C, wash hand basin set over vanity unit and walk in shower cubicle with glass enclosure. Chrome towel heater. Part tiled walls and tiled flooring.

### Bedroom Two 13'7 x 8'8 (4.14m x 2.64m)

Double glazed windows to front and side. Built in wardrobes with shelving and hanging space. Radiator.

### Bedroom Three 11'3 x 9'5 (3.43m x 2.87m)

Double glazed window to rear. Built in wardrobes with shelving and hanging space with dresser. Radiator.

### Bedroom Four 8'8 x 8'8 (2.64m x 2.64m)

Double glazed window to rear. Radiator.

### Bathroom 6'10 x 6'3 (2.08m x 1.91m)

Double glazed frosted window to rear. Three piece suite comprising low level W.C, wash hand basin set over vanity unit and panel bath with shower over. Radiator. Part tiled walls and tiled flooring.

### External

### Front

Spacious block paved driveway leading to integral garage providing ample off road parking. Remainder of the garden is laid to lawn.

### Rear

A paved patio terrace lies adjacent to the property and leads to a further raised terrace at the top of the garden offering the perfect setting to sit and relax or to enjoy a spot of al fresco dining. The remainder of the well maintained garden is laid to lawn, fully enclosed to all sides, enjoying a good deal of privacy.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: D

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

