



74a Waun Road, Loughor, Swansea, SA4 6QN
Offers In The Region Of £585,000

This truly stunning seven bedroom, detached executive residence stands proudly within a premier location that is located off Waun Road. Offering distinctive and most luxurious family living that displays the hallmark of quality throughout, including an oak 'Y' shaped staircase which takes centre piece in the hallway. In brief, the superior accommodation includes: central entrance hallway, elegant rear facing lounge with double doors leading to the garden room, tranquil sitting room with focal fireplace and log burner, generous WC. Providing the heart of the home is the large kitchen and dining area and utility room which offers access to the double garage. Off the first floor gallery landing there are five double bedrooms, including the master bedroom with double doors opening onto the veranda, perfectly situated for your morning coffee and has its own en-suite shower room. Bedroom two also benefits from its own private en-suite shower. An expansive storage room and family bathroom complete the accommodation. A first floor staircase provides access to the second floor where two further double bedrooms can be found. Electric gates invite you onto the paved driveway with ample room for car parking. Side access to the rear garden is accessed from the left and right of the property. The rear garden offers a tranquil setting and an abundance of opportunities dine al fresco. Viewing is essential to appreciate the size and layout of this executive property. EPC - C

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Entrance Hallway

The property is entered via a stained glass panel door. Ceiling spotlights. Radiator. Tiled flooring. 'Y' shaped Oak staircase leading up to the first floor landing. Under stairs storage. Doors into:

Lounge 5.55m x 4.44m (18'3" x 14'7")

Two uPVC double glazed windows to the side. Plain plastered ceiling with coving. Feature fireplace housing gas fire. Radiator. Wood effect flooring. Double doors into:

Garden Room 3.95m x 3.94m (13'0" x 12'11")

Constructed with a pitched roof, dwarf walls and uPVC double glazed windows. Radiator. Wood effect flooring. Plain plastered ceiling. UPVC double glazed double doors leading out onto the rear garden.

Office 4.44m x 2.94m (14'7" x 9'8")

UPVC double glazed bay window to the front. Plain plastered ceiling with coving. Radiator. Fitted carpet.

Dining Room 4.53m x 3.60m (14'10" x 11'10")

UPVC double glazed window to the rear. Feature fireplace. Plain plastered ceiling with coving. Radiator. Fitted carpet.

Sitting Room 5.44m max x 4.53m (17'10" max x 14'10")

Entered via double doors. Two uPVC double glazed obscure etched glass windows to the side. Feature brick built fireplace housing a log burner. Plain plastered ceiling with coving. Radiator. Fitted carpet. UPVC double glazed French doors leading out onto the rear garden.

Cloakroom 2.72m x 1.28m (8'11" x 4'2")

Two piece suite comprising WC and vanity unit with inset wash hand basin with mixer tap. Plain plastered ceiling with coving. Radiator. Tiled flooring.

Kitchen/Dining Room 5.44m x 4.93m (17'10" x 16'2")

Fitted with an arrangement of wall and base units together with pull out drawers and complementary work surfaces over. Inset one and a half bowl stainless steel sink unit with drainer with mixer tap. Range cooker with concealed extractor over. Matching island providing additional food preparation area and storage. Two uPVC double glazed window to the front. UPVC double glazed window to the side. Tiled flooring. Door providing access to:

Utility Room 2.41m x 2.21m (7'11" x 7'3")

Fitted with an arrangement of wall and base units with complementary work surface over. Inset stainless steel sink with mixer tap. Plumbed for washing machine and tumble dryer. UPVC double glazed window to the rear. UPVC double glazed door leading out onto the rear garden. Door into:

Integral Double Garage 6.33m x 5.50m (20'9" x 18'1")

Electric sectional garage door. Two wall mounted gas combination boilers.

First Floor Landing

A galleried landing with an oak spindle banister. Four uPVC double glazed windows to the front. Plain plastered ceiling with coving. Staircase leading up to the second floor. From this area, access is provided to the first floor bedrooms and the family bathroom.

Bedroom One 6.24m x 5.44m (20'6" x 17'10")

Two uPVC double glazed windows to the front. Two radiators. Fitted carpet. Door into:

En-suite Shower Room

Three piece suite comprising fully tiled corner shower cubicle and a range of fitted storage cupboards incorporating a low level WC with concealed cistern and wash hand basin with mixer tap. Tiled splash back. Extractor fan. Wall mounted heated towel rail. Tiled flooring. 'Velux' window.

Bedroom Two 5.46m x 4.53m (17'11" x 14'10")

UPVC double glazed French doors with uPVC double glazed windows and panels to either side leading out onto a balcony with metal and glass surround. Plain plastered ceiling with coving. Radiator. Fitted carpet. Door into:

En-suite Shower Room 4.12m x 1.99 (13'6" x 6'6")

Three piece suite comprising fully tiled shower cubicle and a range of fitted storage cupboards incorporating a low level WC with concealed cistern and wash hand basin with mixer tap. Extractor fan. Wall mounted heated towel rail. Fully tiled walls. Tiled flooring. UPVC double glazed obscure glass window to the side. Door into:

Storage Room 2.42m x 2.21m (7'11" x 7'3")

Storage and water tank.

Bedroom Three 4.47m x 4.35m (14'8" x 14'3")

UPVC double glazed window to the rear. Plain plastered ceiling with coving. Radiator. Fitted carpet.

Bedroom Four 4.37m x 4.17m (14'4" x 13'8")

UPVC double glazed window to the front. Fitted wardrobes. Plain plastered ceiling with coving. Radiator. Fitted carpet.

Bedroom Five 3.60m x 3.36m (11'10" x 11'0")

UPVC double glazed window to the rear. Plain plastered ceiling with coving. Radiator. Fitted carpet.

Second Floor Landing

Doors into:

Living Area/Bedroom Six 8.38m x 6.07m max (27'6" x 19'11" max)

UPVC double glazed window to the side. Two 'Velux' windows to the rear. Radiator. Fitted carpet.

Bedroom Seven 4.78m x 4.12m (15'8" x 13'6")

UPVC double glazed window to the side. Radiator. Fitted carpet.

Externally

Front:

The property is accessed via a shared driveway. Electric gates invite you onto the large block paved driveway with walled borders, ambient lighting and a mature tree. Gates to either side of the property provide access to the rear garden.

Rear:

A secluded enclosed garden mainly laid to lawn with a decked area and a paved patio providing a perfect setting for al fresco dining. Brick built outbuilding with a uPVC double glazed window, power and light.

