



White Gables Wern Road, Llanmorlais, Swansea, SA4 3TB

£575,000

We are delighted to present this exceptional five bedroom detached house located on Wern Road in the charming village of Llanmorlais, Swansea. Spanning an impressive 2,185 square feet, this property is nestled amidst stunning countryside on the Gower Peninsula. The location is truly enviable, providing easy access to local schools, shops, and essential amenities. Excellent transport links to nearby areas such as Penclawdd, Gowerton, and Three Crosses make commuting a breeze, while the M4 motorway and Swansea City Centre are conveniently reachable, ensuring that both urban and natural attractions are within easy reach. Upon entering the property, you are greeted by the porch that leads into a spacious family room. There is also a lounge/dining room, kitchen/breakfast room leading to the conservatory. The ground floor also features a utility area, sun room, sitting room currently used as a bedroom, and a bathroom for added convenience. The first floor comprises four well proportioned bedrooms, complemented by a family bathroom, making it perfect for family living. The property boasts a gravel stone driveway that provides ample off-road parking, leading to a garage for additional storage. The generously sized rear garden is fully enclosed, featuring a well-maintained lawn adorned with a variety of mature plants and trees, creating a tranquil outdoor retreat. This property is a rare find in a sought-after location, offering a harmonious blend of space and natural beauty, making it an ideal family home or a peaceful retreat. Don't miss the opportunity to make this wonderful house your new home.

The Accommodation Comprises

Ground Floor

Porch



Two windows to side, Storage cupboard, tiled flooring, door leading into the family room.

Family Room 13'11" x 31'3" (4.24m x 9.53m)



This generously sized room boasts a charming log burner as its focal point, complemented by a striking spiral staircase leading to the first floor. Natural light floods in through double glazed windows to the front and side, solid oak flooring, two electric storage heaters.



Lounge/Dining Room 24'4" x 18'2" (7.41m x 5.53m)



A bright and inviting room featuring double glazed windows to the front and side, spiral staircase to the first floor, two electric storage heaters, door leading into the kitchen.



Kitchen/Breakfast Room 16'8" x 18'2" (5.09m x 5.53m)



Leading from the lounge/dining room, this well appointed kitchen is fitted with a range of wall and base units with ample worktop space. A built-in eye level electric oven and a four ring electric hob with extractor hood over, space for dishwasher, pantry cupboard. Natural light streams through the double glazed side window, tiled flooring and an electric storage heater, door leading into the utility room, open plan to the conservatory.



Conservatory



The conservatory overlooking the rear garden and is constructed with uPVC double glazed windows to the side and rear, tiled flooring and double doors to the garden.

WC

Fitted two piece suite comprising of a wash hand basin and WC. Tiled flooring, frosted double glazed window to rear.

Utility Area 10'2" x 13'3" (3.09m x 4.04m)



Double glazed window to rear, space for fridge/freezer, storage cupboard, tiled flooring, door to the conservatory.

Sitting Room 12'2" x 11'7" (3.71m x 3.54m)



The owner uses this room as a bedroom, double

glazed window to rear, storage cupboard, laminate flooring, electric storage heater.

Bathroom



Four piece suite comprising a panelled bath, wash hand basin, separate shower cubicle and WC. Tiled flooring, electric storage heating, frosted double-glazed window to the rear.

Sun Room



Double glazed windows to side and rear, storage cupboard, tiled flooring.

First Floor

Landing



Master Bedroom 17'11" x 14'6" (5.47m x 4.41m)



Double glazed windows to front and side, storage cupboard, laminate flooring, electric heater.

Walk-in Wardrobe

Laminate flooring.

Bedroom 2 13'9" x 19'0" (4.18m x 5.78m)



Two skylights, two double glazed windows to front, pinewood flooring.

Landing

Double glazed window to front, skylight, pinewood flooring.

Bedroom 3 13'9" x 8'5" (4.18m x 2.57m)



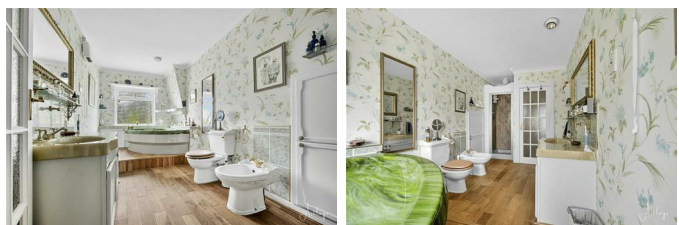
Double glazed window to front, skylight, storage cupboard plus storage in the eaves, pinewood flooring.

Bedroom 4 16'2" x 6'7" (4.93m x 2.00m)



Double glazed windows to side and rear, laminated flooring, electric heater.

Bathroom



Fitted with a five piece suite comprising bath, wash hand basin, shower cubicle and WC. Laminate flooring frosted double glazed window to rear.

External

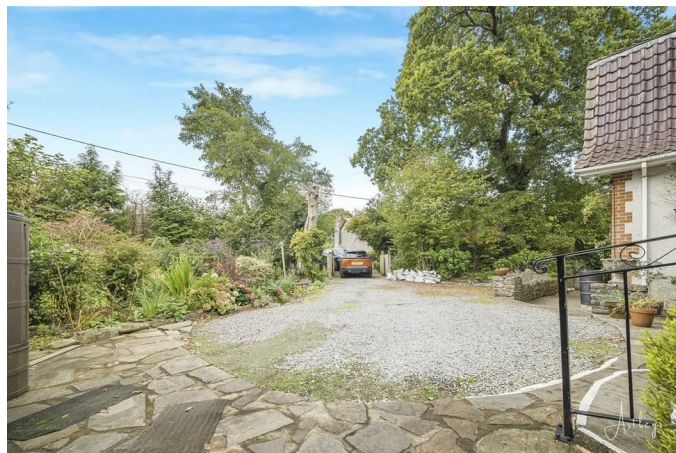


To the front of the property, a well presented gravel stone driveway provides ample off road parking, complemented by neatly maintained lawned areas and a selection of mature shrubs and trees, offering an attractive and welcoming approach to the residence.

The garage Up and over door, double glazed window to side. Staircase leading to a potential office space.

To the rear of the property, there is a generously sized, fully enclosed garden featuring a beautifully maintained lawn, complemented by an array of mature shrubs and trees that provide both privacy and visual appeal. The garden also benefits from a potting shed and summer house perfect spot for relaxing spot to enjoy the garden.

Front Garden



Rear Garden



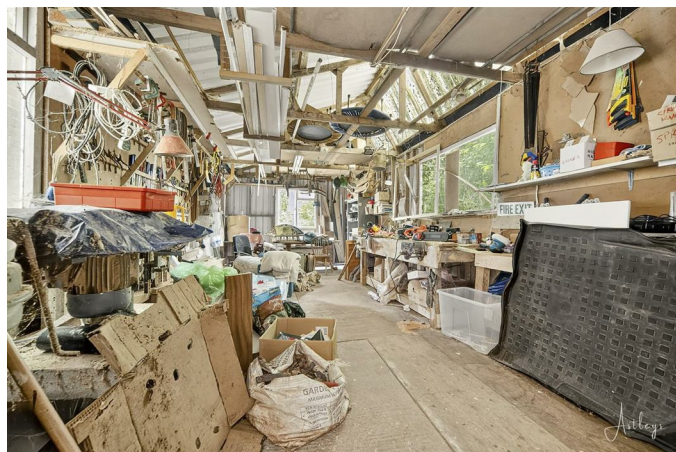
Garage 15'4" x 10'10" (4.69m x 3.31m)



Staircase up to the Studio

Studio 14'0" x 12'11" (4.28m x 3.94)

Workshop 28'9" x 12'6" (8.77m x 3.82)



Aerial Images



Agents Notes

Tenure - Freehold

Council Tax Band - G

Parking - Driveway & Garage

Services - Mains electric. Mains sewerage. Water Meter.

Mobile coverage -EE Vodafone Three O2

Broadband - Basic7 Mbps Ultrafast 1800 Mbps

Satellite / Fibre TV Availability -BT Sky

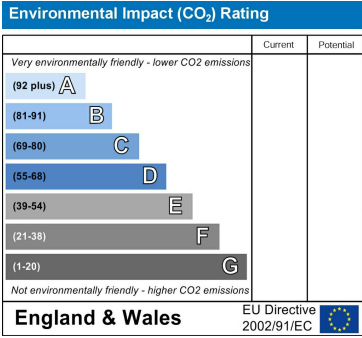
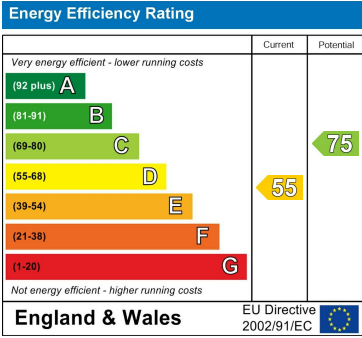
Floor Plan



Area Map



Energy Efficiency Graph



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