

Closeburn Caswell  
Bay, Swansea, SA3  
3BS

 4

 2

 2



# Closeburn Caswell Bay, Swansea, SA3 3BS

Offers Over  
£895,000



Just moments from the beautiful shoreline of Caswell Bay, this impressive family home enjoys one of Gower's most desirable coastal settings. With the beach within walking distance, scenic countryside on the doorstep and the cafés, schools and amenities of nearby Mumbles close by, it offers an exceptional balance of coastal living and everyday convenience.

Occupying a generous plot of approximately 0.28 acres, the property provides around 2,459 square feet of versatile accommodation. The welcoming hallway leads to a selection of well proportioned reception rooms, including a sitting room, lounge, dining room and study, offering flexible spaces for family life, entertaining and home working. The kitchen is complemented by a utility room, store room and cloakroom.

Upstairs, four comfortable bedrooms are served by a family bathroom, with the principal bedroom benefiting from an en suite shower room. Bedrooms two and three enjoy delightful glimpses towards Caswell Bay, adding to the home's appealing coastal setting.

The mature rear garden offers a wonderful sense of privacy, with a generous patio providing space for outdoor dining before steps lead to an expansive lawn bordered by established flowers, trees and shrubs. A detached greenhouse and potting shed will appeal to keen gardeners, while the front of the property provides driveway parking for four vehicles along with garage.

Combining generous living space, established gardens and a sought after location close to the coast, this is a home perfectly suited to relaxed family living in the Gower area of outstanding natural beauty.

Ast



#### Entrance

Via a hardwood door into the porch.

#### Porch

Door to storage cupboard. Glazed window to the front. Frosted glazed door into the hallway. Tiled floor.

#### Hallway

Stairs to the first floor. Door to the cloakroom. Door to the sitting room. Door to the lounge. Door to the kitchen. Double glazed window to the front. Parquet flooring.

#### Cloakroom

6'10" x 3'3"

Frosted double glazed window to the front. Suite comprising; WC. Wash hand basin. Radiator. Tile walls.

#### Sitting Room

19'1" x 18'8"

Set of double glazed French doors to the rear garden. Double glazed bay window to the rear. Radiator. Feature fireplace housing a wood burner.

#### Lounge

16'4" x 14'2"

Opening to the dining room. Set of double glazed windows to the rear. Wood flooring. Radiator.

#### Dining Room

12'5" x 13'11"

Set of double glazed windows to the rear. Two radiators. Double glazed sliding door leading out to the rear garden. Set of glazed hardwood doors into the kitchen.

#### Kitchen

14'10" x 13'2"

Set of glazed windows to the side. Door to the store. Door to the utility. Door to the study. Radiator. Spotlights. Tile floor. A beautifully appointed kitchen fitted with a range of base and wall units. Running granite work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Four ring induction hob with oven and grill under. Aga cooker. Integral fridge.

#### Utility Room

7'3" x 5'9"

Set of double glazed windows to the front. Range of base and wall units. Running work surface incorporating a stainless steel sink and drainer unit. Space for washing machine. Space for tumble dryer.

#### Store Room

10'10" x 4'1"

Double glazed PVC door to the rear. Hardwood door to the front. Radiator. Tiled floor.

#### Study

7'5" x 6'9"

Set of double glazed windows to the front.

#### First Floor

##### Landing

Set of double glazed windows to the front. Two loft access. Radiator. Door to bathroom. Doors to bedrooms. Door to storage cupboard.

##### Bathroom

10'8" x 9'10"

With a set of frosted double glazed windows to the front. Door to airing cupboard. Beautifully appointed bathroom suite comprising; large corner shower cubicle with oversized shower head above. Freestanding bathtub. Wash hand basin. WC. Tiled floor. Spotlights.



### Bedroom One

125" x 1610"

Set of double glazed windows to the rear. Radiator. Doors to built-in wardrobes. Door to en suite.

### En Suite

58" x 98"

Suite comprising: corner shower cubicle. WC. Wash hand basin. Radiator. Tiled floor.

### Bedroom Two

163" x 141"

Set of double glazed windows to the rear offering sea glimpses of Caswell Bay. Radiator. Doors to built in wardrobes.

### Bedroom Three

145" x 131"

Set of double glazed windows to the rear again offering partial sea glimpses of Caswell Bay. Double glazed window to the side. Radiator.

### Bedroom Four

93" x 110"

Set of double glazed windows to the side. Radiator. Door to eaves storage.

### External

#### Aerial Aspect

#### Another Aspect

#### Front

Parking for two vehicles leading to the garage. Door to the potting shed. Access to the rear garden.

#### Garage

178" x 110"

#### Potting Shed

184" x 81"

#### Rear

Detached greenhouse. Large patio seating area with ample room for tables and chairs which in turn has steps leading down to a lawned garden. The lawned garden is private and home to a variety of flowers, trees and shrubs.

#### Services

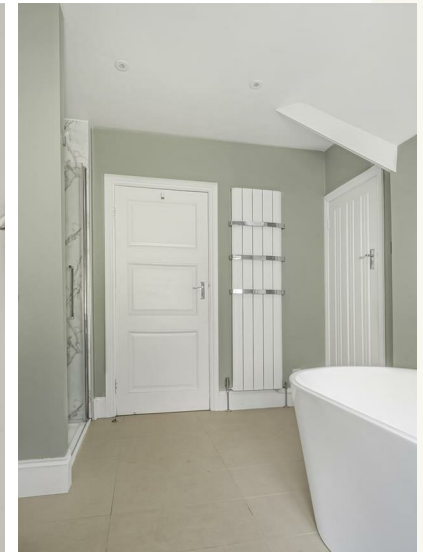
Mains electric. Mains gas. Mains water. Broadband type - superfast fibre. Mobile phone coverage available with O2, Three & Vodafone.

#### Council Tax Band


Council Tax Band - I

#### Tenure

Freehold.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Total area: approx. 228.5 sq. metres (2459.7 sq. feet)  
 Astleys can all reasonable endeavours to supply accurate property information in line with the minimum provision from estate agency regulations 2005. These property details do not constitute any part of the offer or contract and all measurements are approximate. The numbers in these particulars should be independently verified by prospective purchasers and it should not be assumed that any of the information is correct and all measurements are approximate. Please plan to visit the site and the illustrations are for information only.  
 Plans produced using PlanIt360.