

9 Havergal Close,
Caswell, Swansea,
SA3 4RL

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£550,000



Situated in one of Gower's most desirable coastal locations, this detached family home enjoys a wonderful position close to Caswell Bay, with beautiful beaches, woodland walks and open countryside all nearby. Mumbles offers an excellent selection of independent cafés, restaurants and boutiques, while well regarded schools, everyday amenities and convenient transport links into Swansea make this an exceptional setting for family life.

Offered for sale with no onward chain, the property provides well proportioned accommodation extending to approximately 1683 square feet. A welcoming hallway leads to the principal living spaces, including a comfortable lounge, separate dining room and a conservatory overlooking the garden. The kitchen and sitting room create a sociable space, ideal for both everyday living and entertaining.

Upstairs, there are four bedrooms together with the family bathroom, offering flexible accommodation for growing families or those needing space to work from home.

Occupying a plot of approximately 0.12 acres, the property benefits from private driveway parking for three vehicles to the front, with side access leading to the rear garden. A generous patio provides an inviting space for outdoor dining before opening onto a lawn surrounded by an attractive selection of mature flowers, trees and shrubs. A detached garden shed offers useful additional storage.

Combining generous living space with a highly regarded coastal location, this is a home that offers an excellent balance of comfort, convenience and the outstanding lifestyle for which Gower is so well known.



Entrance

Via a frosted double glazed PVC door with frosted double glazed side panel into the hallway.

Hallway

With stairs to the first floor. Radiator. Door to the cloakroom. Door to the dining room. Door to the lounge. Door to the kitchen.

Cloakroom

6'2" x 3'0"

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

Dining Room

13'3" x 9'1"

Set of double glazed windows to the front. Radiator. Set of frosted glazed sliding doors to the lounge.

Lounge

18'5" x 13'4"

Set of double glazed windows to the rear. ?Two radiators. Feature fireplace. Door to the conservatory. Double glazed PVC door to the rear garden.

Conservatory

12'0" x 7'9"

Set of double glazed windows to the side and rear. Tiled floor. Set of French doors to the rear.

Kitchen

9'0" x 17'10"

Set of double glazed windows to the rear. Frosted double glazed PVC door to the side. Frosted glazed hardwood door to the sitting room. The kitchen is fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Four ring gas hob with extractor hood over. Integral oven and grill. Plumbing for washing machine. Space for dishwasher.

Sitting Room

19'1" x 9'7"

Formerly the garage. Set of double glazed windows to the front & side. Spotlights.

First Floor

Landing

Loft access. Door to storage cupboard. Door to bathroom. Doors to bedrooms.

Bathroom

5'11" x 10'11"

Double glazed window to the rear. Bathroom suite comprising; corner shower cubicle. Bathtub. WC. Wash hand basin. Radiator.



Bedroom One

13'4" x 16'0"

Set of double glazed windows to the rear. Radiator. Sliding doors to built in wardrobes. Doors to built in wardrobes.

Bedroom Two

13'8" x 11'9"

Set of double glazed windows to the front. Radiator. Door to built in wardrobe.

Bedroom Three

13'3" x 6'11"

Set of double glazed windows to the side. Radiator.

Bedroom Four

8'0" x 10'2"

Set of double glazed windows to the front. Radiator.

External**Drone Shot****Front**

Private parking for three vehicles. Side access to the rear.

Rear

Patio seating area with room for tables and chairs, which in turn leads to a lawned garden. The rear garden is home to a variety of flowers, trees and shrubs. Detached garden shed.

Services

Mains electric. Mains Gas. Mains sewerage. Mains water. Broadband type - full fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone.

Council Tax Band

Council Tax Band - G

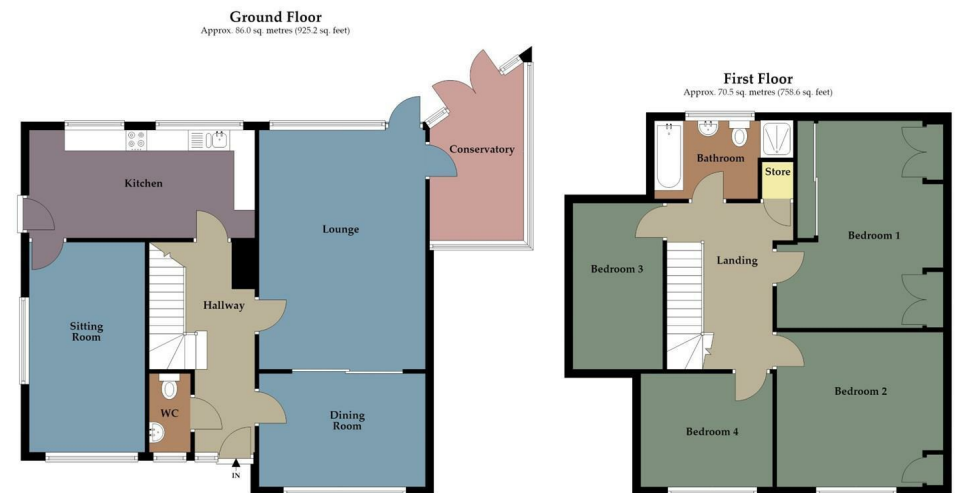
Tenure

Freehold.





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



Total area: approx. 156.4 sq. metres (1683.8 sq. feet)

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Plan produced using PlanIt.