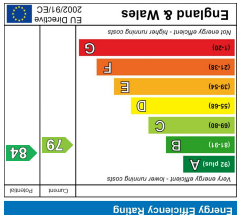
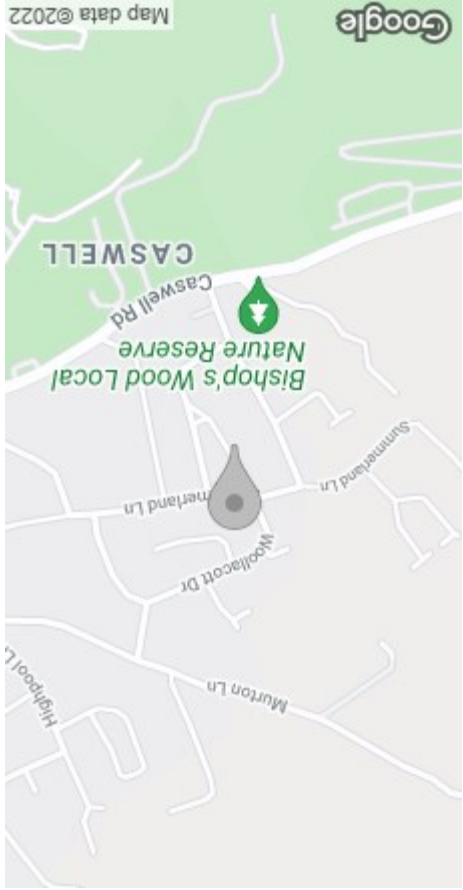


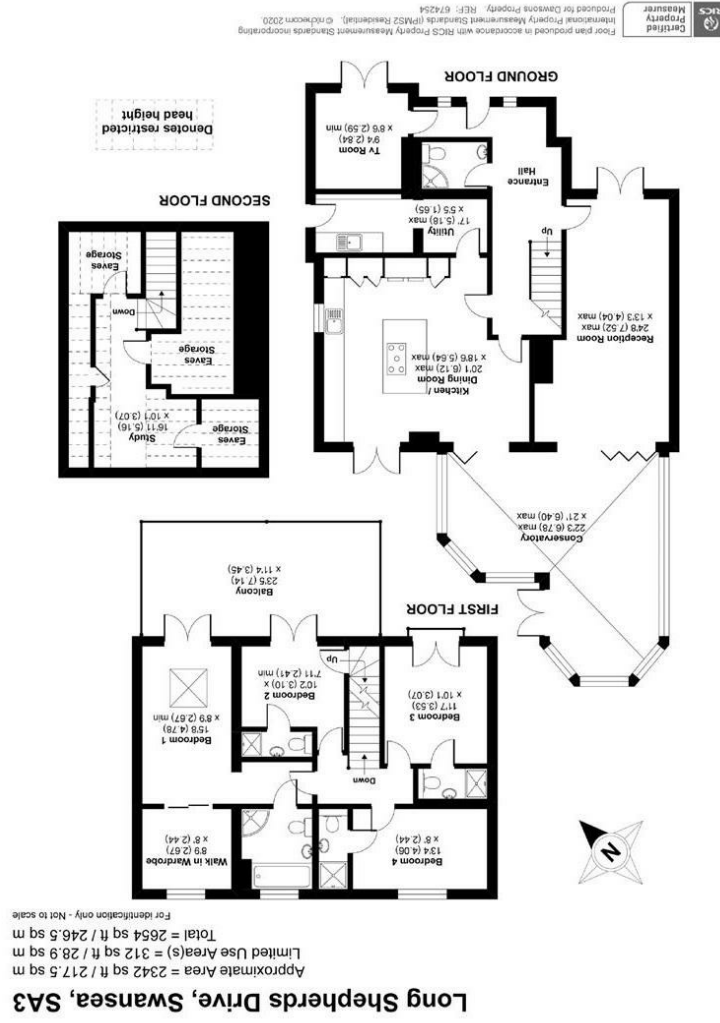
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



23 Long Shepherds Drive
 Caswell, Swansea, SA3 4RP
 Asking Price £695,000



GENERAL INFORMATION

An opportunity to purchase a spacious four/five bedroom detached house with spacious first floor sit out balcony. Located in the highly popular address of Caswell, situated close to local amenities as well as award winning beaches and cliff top walks. Also benefitting from falling within the highly regarded Newton primary and Bishopston comprehensive school catchments. The accommodation briefly comprises: entrance hallway, sitting room/fifth bedroom, shower room, lounge into L-shaped conservatory, modern fitted kitchen/breakfast room and utility room. To the first floor are four bedrooms all of which benefit from ensuite facilities. To the second floor is an attic room. Externally to the front is driveway parking for several cars. To the rear is an enclosed and level patio seating area along with garden laid to lawn. The property has been extended and is extremely well presented to a high specification. Viewing is highly recommended to appreciate the standard and location on offer. EPC - C

FULL DESCRIPTION

Entrance

Enter via composite front door into:

Hallway

Laminate wood effect flooring. Modern radiator. Coving to ceiling. Stairs to first floor. Rooms off.

Sitting Room/Bedroom Five

9'4" x 8'6" (2.84 x 2.59)

Double glazed french doors to front. Modern radiator. Spotlights and coving to ceiling.

Shower Room

Fitted with a three piece suite comprising wash hand basin set into vanity unit, wc and shower cubicle with mains shower. Fully tiled walls. Wall mounted chrome heated towel rail. Coving to ceiling.

Lounge

24'8" x 13'3" (7.52 x 4.04)

Double glazed french doors to front. Feature wall with inset gas fire. Modern radiator. Coving to ceiling. Bi-fold doors leading to:

L-Shaped Conservatory

22'3" x 21'0" (6.78 x 6.40)

Double glazed windows to side and rear. Double glazed french doors to garden. Feature wall with inset electric fire with oak surround. Laminate wood effect flooring. Bi-fold doors into:



Kitchen

20'01" x 18'6" (6.12 x 5.64)

Well appointed kitchen with fitted wall, base and drawer units with work surfaces over incorporating sink and drainer unit. Integrated dishwasher and wine fridge. Space for American style fridge/freezer. Inset double oven, microwave and coffee machine. Central island with inset six ring induction hob and work surface over incorporating base units under. Feature wall with provisions for television point, Modern radiator. Tile effect flooring. Double glazed french doors leading to patio seating area.

Utility Room

17'0" x 5'5" (5.18 x 1.65)

Fitted with base unit with work surface over, sink with drainer unit. Wall mounted central heating boiler. Space and plumbing for washing machine and tumble dryer. Door to side giving access to front and rear of the property.

Stairs to First Floor

Landing

Coving and spotlights to ceiling. Rooms off.

Bedroom One

15'8" x 26'3"/29'6" (4.78 x /9)

Double glazed french doors leading to balcony. Built in floor to ceiling wardrobes. Vaulted ceiling with spotlights. Modern radiator. Sliding doors into dressing area with floor to ceiling shelving and hanging space. Double glazed window to rear. Velux window. Door to:

Ensuite Bathroom

Four piece suite comprising, wc, wash hand basin set into vanity unit, shower cubicle with mains shower and bath. Wall mounted mirrored television. Wall mounted electric chrome heated towel rail. Tiled walls and flooring. Spotlights to ceiling. Double glazed frosted glass window to rear.

Bedroom Two

10'2" x 7'11" (3.10 x 2.41)

Double glazed french doors leading to balcony. Modern radiator. Coving to ceiling. Laminate wood effect flooring. Access door to attic room. Door to:

Ensuite Shower Room

Fitted with a three piece suite comprising: wc set into vanity unit, wc and shower cubicle with mains shower. Wall mounted electric chrome heated towel rail. Tiled walls. Coving and spotlights to ceiling.

Attic room

16'11" x 10'0" (5.16 x 3.05)

Velux window to front. Spotlights to ceiling. Eaves storage.

Bedroom Three

36'1"/23'0" x 10'1" (11/7 x 3.07)

Double glazed french door to Juliet balcony. Modern radiator. Coving and spotlights to ceiling. Laminate wood effect flooring. Door to:

Ensuite Shower Room.

Fitted with a three piece suite comprising: wash hand basin set into vanity unit, wc and shower cubicle with mains shower. Wall mounted electric chrome heated towel rail. Tiled walls. Coving and spotlights to ceiling.

Bedroom Four

13'4" x 8'0" (4.06 x 2.44)

Double glazed window to rear. Modern radiator. Coving and spotlights to ceiling. Laminate wood effect flooring. Door to:

Ensuite Shower Room..

Fitted with a three piece suite comprising: wash hand basin set into vanity unit, wc and shower cubicle with mains shower. Wall mounted electric chrome heated towel rail. Tiled walls. Coving and spotlights to ceiling.

Externally

