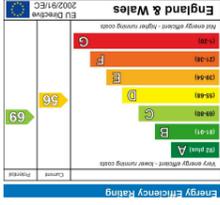
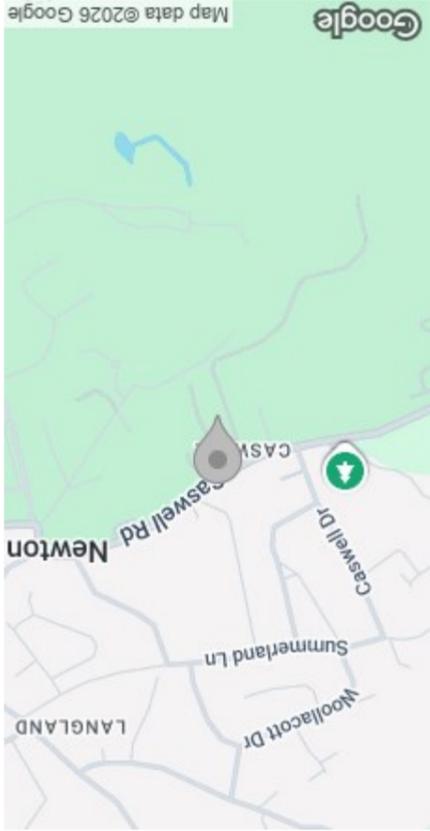


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

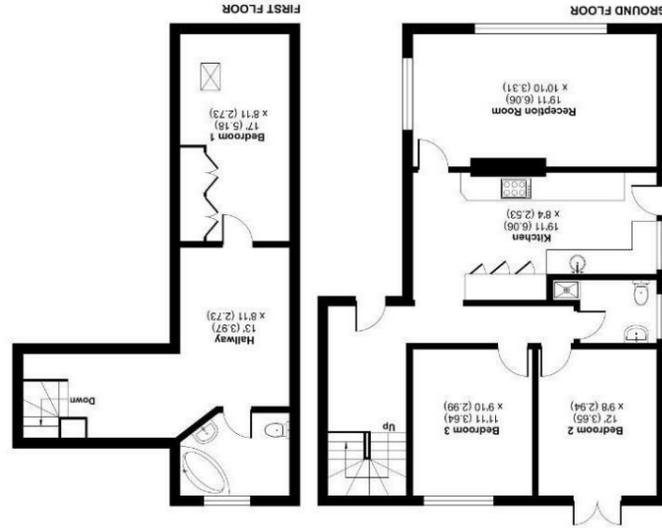
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. (RICS Rules of Measurement, 1st Edition, 2018).
 Produced for Dawson Property, REF: 133063.



EPC



AREA MAP



Hillgrove, Caswell, Swansea, SA3
 Approximate Area = 1286 sq ft / 119.4 sq m
 For identification only - Not to scale

FLOOR PLAN



17 Hillgrove
 Caswell, Swansea, SA3 4RQ
Asking Price £625,000



GENERAL INFORMATION

Nestled in the highly sought-after coastal location of Caswell, this detached three-bedroom family home offers a wonderful opportunity to enjoy seaside living, just a stone's throw from Caswell Bay, Langland Bay, and the renowned Langland Golf Course. The vibrant village of Mumbles, with its array of boutique shops, welcoming bars, and popular restaurants, is also just a short distance away.

The property enjoys a versatile layout and, while it would benefit from some modernisation, it presents a fantastic canvas for creating a beautiful coastal home.

Upon entering, you are welcomed into a bright entrance hall with stairs rising to the first floor. The spacious lounge sits to the front of the property, while the fitted kitchen/breakfast area provides a sociable space for family meals. A convenient cloakroom completes the ground floor accommodation.

The property boasts two ground floor bedrooms, one of which features French doors opening onto the rear garden, offering potential for use as a study or additional sitting room.

Upstairs, a generously sized landing currently used as a sitting area enjoys natural light through a Velux window, offering lovely sea views. The master bedroom, also benefiting from coastal views, and a family bathroom complete the first floor.

Externally, the property offers driveway parking and a lawned front garden, while the level, enclosed rear garden provides a safe and private outdoor space, laid to lawn with a patio seating area perfect for entertaining or relaxing in the sunshine.

This is a rare opportunity to purchase a home in a prime coastal location, with scope to personalise and add value. Early viewing is highly recommended to appreciate the potential this home has to offer.

FULL DESCRIPTION

Entrance Hall

Kitchen

19'11 x 8'4 (6.07m x 2.54m)

Reception Room

19'11 x 10'10 (6.07m x 3.30m)

Bedroom 2

12' x 9'8 (3.66m x 2.95m)

Bedroom 3

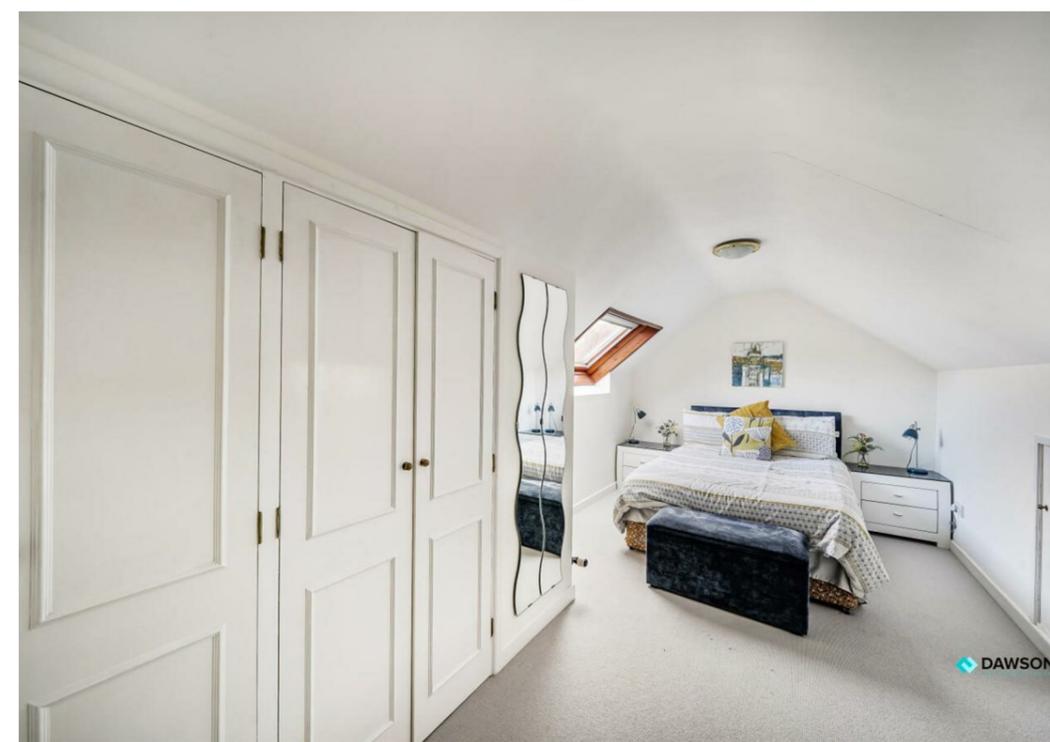
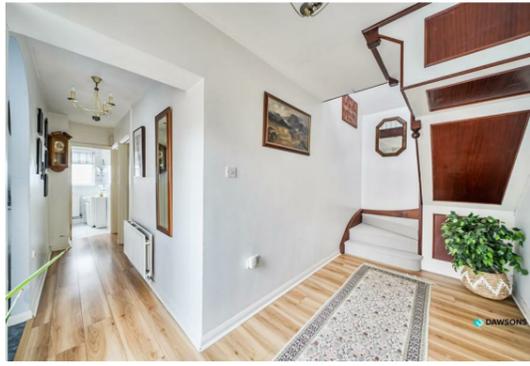
11'11 x 9'10 (3.63m x 3.00m)

Shower Room

Stairs To The First Floor

Hallway

13' x 8'11 (3.96m x 2.72m)



Bedroom 1

17' x 8'11 (5.18m x 2.72m)

Bathroom

Parking

Parking is available at this property via the driveway for 2-3 cars.

Tenure

Freehold

Council Tax Band

F

EPC - D

Services

Mains gas, electric, water and drainage. Broadband - The current supplier is Open Reach. Mobile - There are no known issues with mobile coverage using the vendors suppliers, Vodafone & O2. You are advised to refer to the Ofcom checker for information regarding mobile signal & broadband coverage.

Additional Information

Please note this property has been adapted with a wet room on the ground floor for accessibility.

