

or warranty in respect of the property.

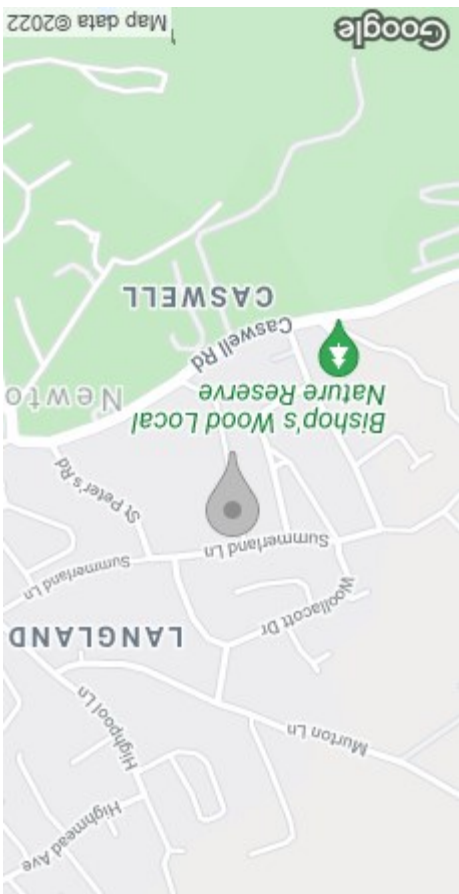
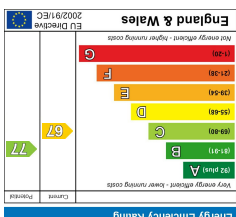
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Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no guarantee is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan and to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Plan produced for Purple Bricks, Powered by PropertyBOX

Total floor area 199.0 sq. m. (2,142 sq. ft.) approx

EPC



AREA MAP

FLOOR PLAN



Caswell Avenue

Caswell, Swansea, SA3 4RU

Asking Price £760,000



GENERAL INFORMATION

An opportunity to acquire a fully renovated and beautifully presented, spacious, five bedroom detached property. Situated in a lovely coastal location and boasting some sea views from the top floor rear aspect. Located just a short walk from the award winning Caswell Bay. The accommodation itself briefly comprises: entrance hallway, cloakroom, lounge, kitchen/dining room open plan into family sitting room. To the first floor are four bedrooms with bedroom two benefitting from ensuite facilities along with a family bathroom. To the second floor is master bedroom with views over Caswell Bay towards Pwll Du point along with ensuite bathroom. Externally to the front is driveway parking for two vehicles along with a level enclosed graveled seating area. To the rear is a patio seating area with steps leading to level and enclosed garden laid to lawn along with a detached office/gym. The property has been renovated to a high standard and includes features such as underfloor heating. Viewing is highly recommended to appreciate the location and standard of this property. EPC D

FULL DESCRIPTION

Entrance Hall
Tiled floor. Solid Oak Staircase to first floor. Rooms off.

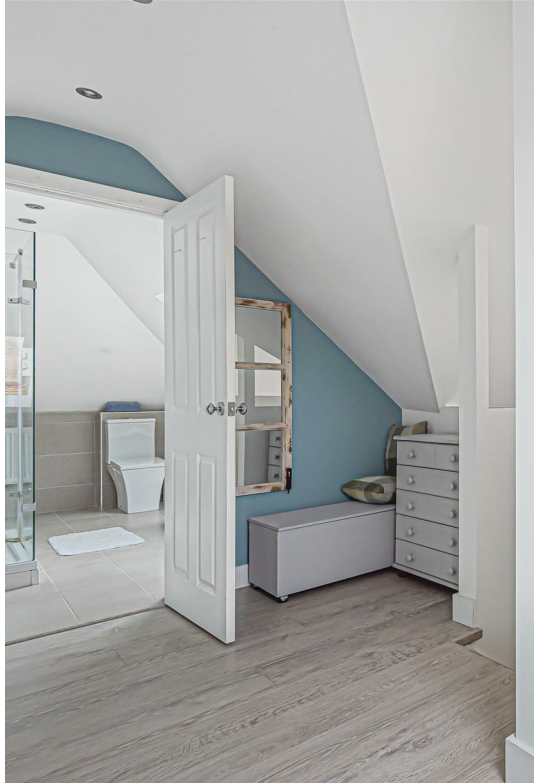
Lounge
14'7 x 10'8 (4.45m x 3.25m)
Bay window to front. Log burner. Wood flooring.

WC
10'8 x 3'2 (3.25m x 0.97m)
Two piece suite comprising: wc and wash hand basin. Tiled floor. Double glazed window,

Kitchen/Dining Area
22'11" x 12'5" (7 x 3.8)
Fitted with a range of wall and base units with work surfaces over. Breakfast bar. Eye level oven. Induction hob with extractor over. Wine cooler. Space for fridge/freezer. Tiled flooring with under floor heating. Bifold doors opening onto patio seating area and garden. Window to rear. Door to utility room. Open plan into:

Family Sitting Room
23'3" x 11'9" (7.1 x 3.6)
Double glazed window to front. Tiled flooring with underfloor heating.

utility Room
10'9" x 5'2" (3.3 x 1.6)
Fitted with wall and base units. Space and plumbing for washing machine and tumble dryer. Tiled floor. Wall mounted 'Worcester' central heating boiler. Door to side.



Stairs to first floor
Landing Area
Wood flooring. Window to front. Built in storage cupboard. Stairs to master bedroom. Rooms off.
Bedroom Two
12'9" x 12'5" (3.9 x 3.8)
Windows to rear. Door to walk in wardrobe. Door to ensuite.
Ensuite
Fitted with a three piece suite comprising: wc, wash hand basin and shower cubicle. Window to rear.
Bedroom Three
12'9" x 10'9" (3.9 x 3.3)
Bay window to front
Bedroom Four
11'9" x 10'9" (3.6 x 3.3)
Window to front
Bedroom Five/Study
Window to rear
Family Bathroom
8'6" x 7'10" (2.6 x 2.4)
Four piece suite comprising: wc., wash hand basin, stand alone bath and walk in shower cubicle. Tiled flooring
Stairs to Master Bedroom
Master Bedroom
25'3" x 11'9" (7.7 x 3.6)
Windows to side and rear with views over Caswell Bay and Caswell Valley towards Pwll Du point. Built in wardrobes. Door to:

En-suite
11'1" x 8'2" (3.4 x 2.5)
Fitted with a four piece suite comprising: wash hand basin, wc, shower cubicle and jacuzzi bath. Tiled flooring. Partly tiled walls.

Externally
Front
Driveway parking for two vehicles. Enclosed graveled area bordered with mature flowers and shrubs.
Rear
Patio area with steps leading to enclosed and level garden. Hot Tub.
Office/Gym
Red cedar wood detached external building currently utilized as an office/gym.
Tenure
Freehold

