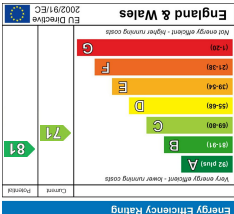
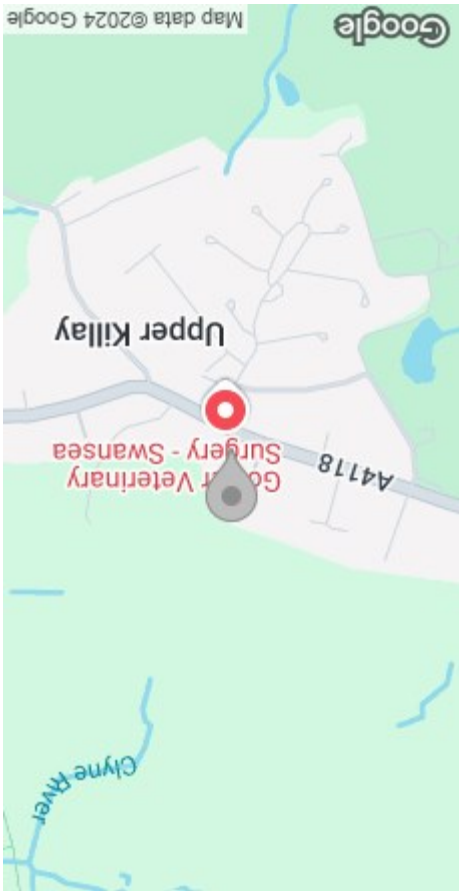


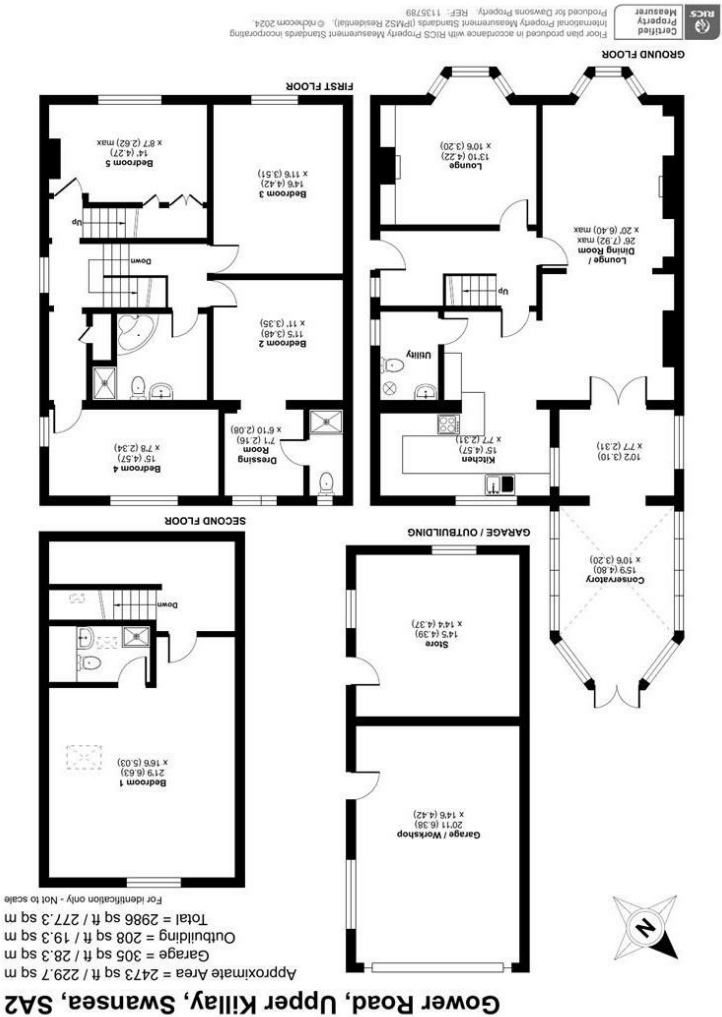
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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





GENERAL INFORMATION

We bring to market a substantial detached house, lived in by the current owners over the past 40 years. The property has been enjoyed and utilized as a wonderful family home over all that time. Boasting a larger than average garden and views across countryside and towards Mumbles Bay this property is bursting with features and charm. The accommodation comprises hallway, sitting room, open plan lounge/breakfast room/kitchen, utility room with WC and housing the gas boiler, sunroom opening to the conservatory. Five bedrooms, two en-suites, a stand alone shower, the family bathroom and a large heated airing cupboard. Detached garage/workshop with further room behind ideal for hobbies, gym or home office. Driveway for several vehicles and a large rear garden mainly laid to lawns. This property really does make the ideal family home and falls within popular Primary School and Olchfa Comprehensive School catchments. Viewing is highly recommended.

EPC - C  
Council Tax Band - G  
Tenure - Freehold

FULL DESCRIPTION

Ground Floor

Entrance Hall

Lounge  
13'10" x 10'5" (4.22 x 3.20)

Lounge/Dining Room  
25'11" x 20'11" (7.92 x 6.40)

Sitting Room  
10'2" x 7'6" (3.10 x 2.31)

Conservatory  
15'8" x 10'5" (4.80 x 3.20)

Kitchen  
14'11" x 7'6" (4.57 x 2.31)

Utility Room

First Floor

Landing

Bedroom Two  
11'5" x 6'9" (3.48 x 2.08)



Dressing Room  
7'1" x 6'9" (2.16 x 2.08)

En-suite Shower Room

Bedroom Three  
14'6" x 11'6" (4.42 x 3.51)

Bedroom Four  
14'11" x 7'8" (4.57 x 2.34)

Bedroom Five  
14'0" x 8'7" (4.27 x 2.62)

Family Bathroom

Second Floor

Landing

Bedroom One  
21'9" x 16'6" (6.63 x 5.03)

En-suite Shower Room

Externally

Front

Rear

Garage/Workshop  
20'11" x 14'6" (6.38 x 4.42)

Store  
14'4" x 14'4" (4.39 x 4.37)

Services

Mains electricity. Current supplier - Octopus  
Heating and hot water. Mains gas. Current supplier - Octopus  
Mains water. Not metered.  
Mains drainage and sewerage  
Broadband. Current supplier - Sky  
Mobile. There are no known issues or restrictions for mobile coverage. Current supplier - Sky  
You are advised to refer to the Ofcom checker for mobile signal and broadband coverage.

Additional Information

Asbestos products may have been used in the coating to the ceilings and walls up until 1984 when asbestos products used in artex ceased. However, there is no guarantee asbestos was not used up until circa 1999 when asbestos containing materials were banned in the UK. We advise you to seek advice and carry out further checks from an Asbestos Credited Specialist.

