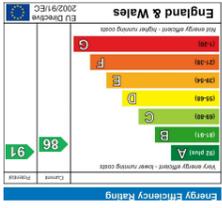
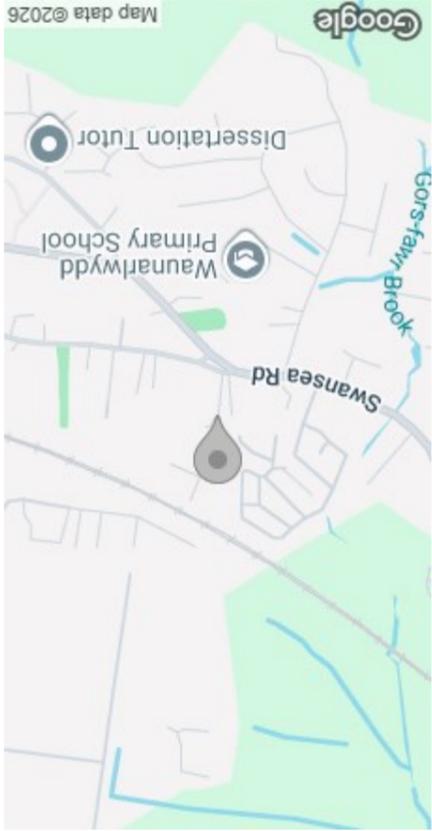


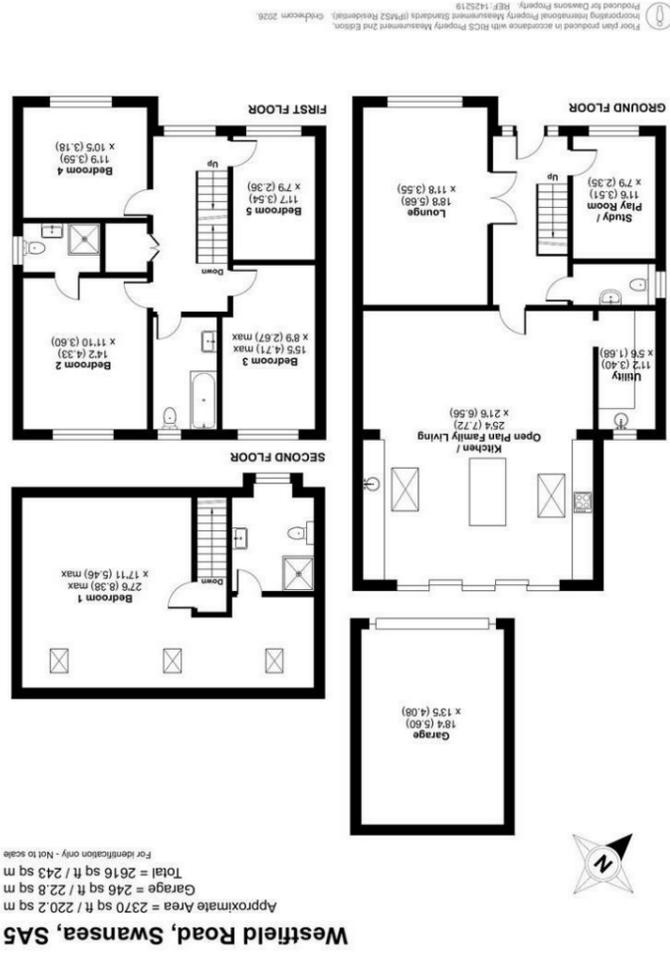
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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



22 Westfield Road  
 Wainarlwydd, Swansea, SA5 4SJ  
 Offers Around £575,000



## GENERAL INFORMATION

Offered vacant with no onward chain, this impressive five-bedroom detached property presents a wonderful opportunity to move straight in and make it your own. A spacious, versatile home, offering generous living space, great practicality and a fantastic location for family life.

Inside, the property boasts two spacious reception rooms, providing the perfect setting for both relaxed family living and entertaining guests. The well-designed layout is ideal for growing families, offering flexibility and plenty of room for everyone to enjoy their own space.

Upstairs, the home features a family bathroom along with two modern en-suite shower rooms, ensuring comfort and convenience for busy households.

Externally, the property continues to impress with off-road driveway parking to the front and a detached garage to the rear, ideal for additional storage, a workshop or secure parking.

Perfectly positioned, the home is within close proximity to well-regarded primary and secondary schools, making it an excellent choice for families looking to settle in a welcoming and well-connected community. Viewings are highly recommended.

## FULL DESCRIPTION

### Ground Floor

#### Entrance

#### Hallway

#### Lounge

18'7" x 11'7" (5.68m x 3.55m)

#### Study/Playroom

11'6" x 7'8" (3.51m x 2.35m)

#### W.C

#### Kitchen/Dining Room

25'3" x 21'6" (7.72m x 6.56m)

#### Utility

11'1" x 5'6" (3.40m x 1.68m)

### First Floor



### Landing

#### Bedroom 2

14'2" x 11'9" (4.33m x 3.60m)

#### En-suite Shower Room

#### Bedroom 3

15'5" max x 8'9" max (4.71m max x 2.67m max)

#### Bedroom 4

11'9" x 10'5" (3.59m x 3.18m)

#### Bedroom 5

11'7" x 7'8" (3.54m x 2.36m)

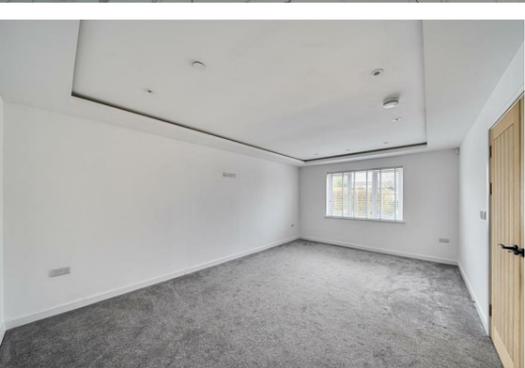
#### Family Bathroom

### Second Floor

#### Bedroom 1

27'5" max x 17'10" max (8.38m max x 5.46m max)

#### En-suite Shower Room



### Parking

Driveway to front and Garage to rear (5.60m x 4.08m)

### Tenure

Freehold

### Council Tax Band = F

### EPC = B

### Services

Heating System - Gas  
Mains gas, electricity, sewerage and water.

You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability

