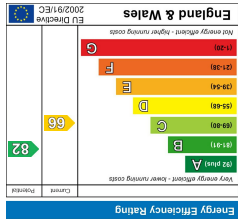


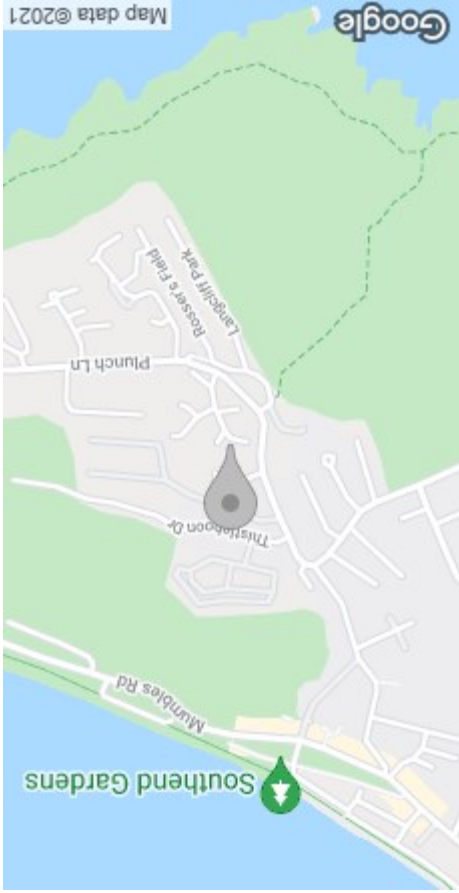


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

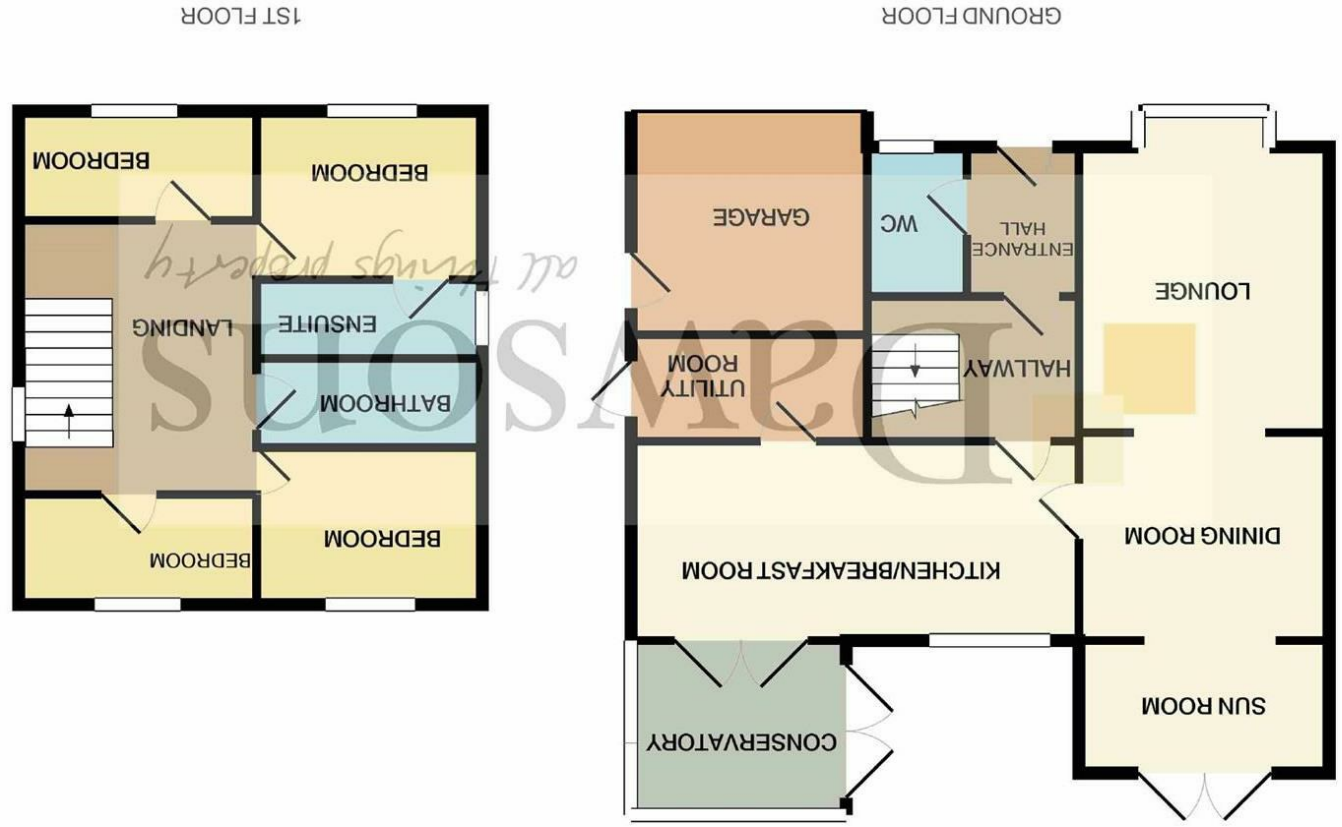
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2019



EPC



AREA MAP



FLOOR PLAN



16 Libby Way
 Limeslade, Swansea, SA3 4LB
 Asking Price £399,995



GENERAL INFORMATION

Situated just a short walk away from Limeslade and Braclet Bay, this modern detached property is ideally set to make the most of the award winning beaches, cliff top walks, including a frequent bus service. This delightful home is set in a quiet cul de sac and boasts a private, open aspect rear garden. The accommodation briefly comprises, entrance hallway, cloak room, lounge, dining room, sun room, kitchen breakfast room, conservatory, a well equipped utility room also occupies this floor. To the first floor, four bedrooms master benefits from en suite facilities, family bathroom. Externally to the front, driveway provides ample parking, garage. To the rear, laid to lawn gardens and patio seating areas surrounded with mature plants and shrubbery connect to the living space effortlessly. Viewing is highly recommended. EPC D

FULL DESCRIPTION

Entrance

Wooden glass panelled door into:

Porch

Radiator. Door into:

Cloakroom

Frosted glass window to front. Fitted with a two piece suite comprising: vanity wash hand basin and Low-level WC. Radiator.

Hallway

Doors to all rooms. Stairs to first floor. Radiator. Double doors leading into:

Lounge

21'01" x 11'00" (6.43 x 3.35)

Box bay window to front. Window to side. Feature gas fire place. Radiator. Archway opening into:

Dining Room

12'01" x 9'04" (3.68 x 2.84)

Radiator. Opening into:

Sun Room

8'00" x 5'09" (2.44 x 1.75)

Two windows to side. Wood effect laminate flooring. Double doors opening on to rear.



Kitchen/Breakfast Room

16'08" x 11'00" (5.08 x 3.35)
Window to rear. Fitted with a range of wall and base units with work surfaces over. Stainless steel sink and drainer with mixer tap. Built in oven with a built in four ring gas hob and extractor over. Walls tiled to splash back. Space for dishwasher and fridge freezer. Tiled flooring. Two radiators.

Utility Room

8'06" x 5'05" (2.59 x 1.65)
Fitted with wall and base units with work surface over. Wall mounted boiler. Spaces for washing machine and freezer. Tiled flooring. Door to side.

Conservatory

10'08" x 9'02" (3.25 x 2.79)
Wooden flooring. Double doors lead on to private patio garden.

First Floor

Landing

Doors to all rooms. Window to side. Airing Cupboard.

Bedroom One

12'04" x 11'05" (3.76 x 3.48)
Window to front. Radiator.

En-suite

Frosted glass window to side. Fitted with a three piece suite comprising: low-level WC. Wash hand basin. Shower cubicle. Tiled walls. White towel radiator.

Bedroom Two

11'04" x 10'10" (3.45 x 3.30)
Window to rear. Radiator. Fitted wardrobes.

Bedroom Three

8'01" x 7'09" (2.46 x 2.36)
Window to rear. Radiator.

Bedroom Four

8'08" x 6'07" (2.64 x 2.01)
Window to front. Radiator.

Bathroom

Fitted with a three piece suite comprising: low level WC. Vanity wash hand basin and bath. Part tiled walls. Radiator.

External

Front

Lawned area with mature shrubs. Driveway. Garage.

Rear

Private laid to lawn gardens with mature shrubs and trees with patio seating areas.

Tenure

Freehold

