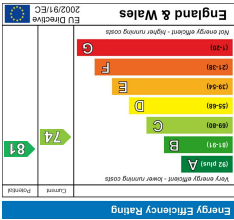
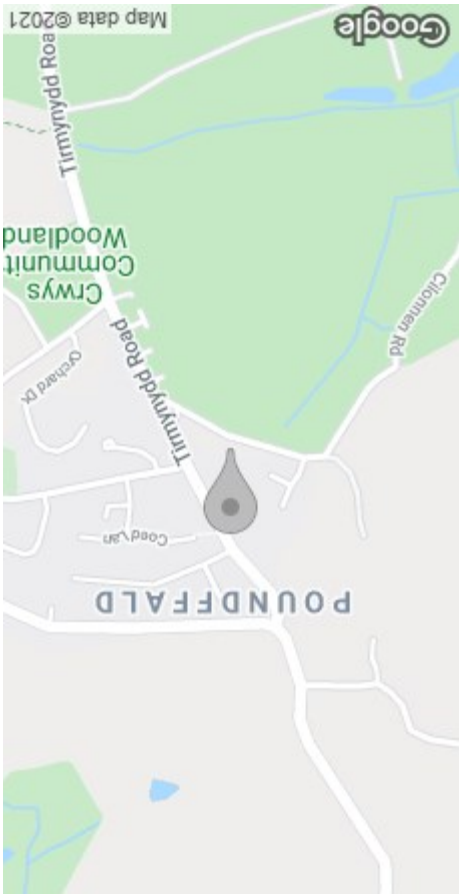


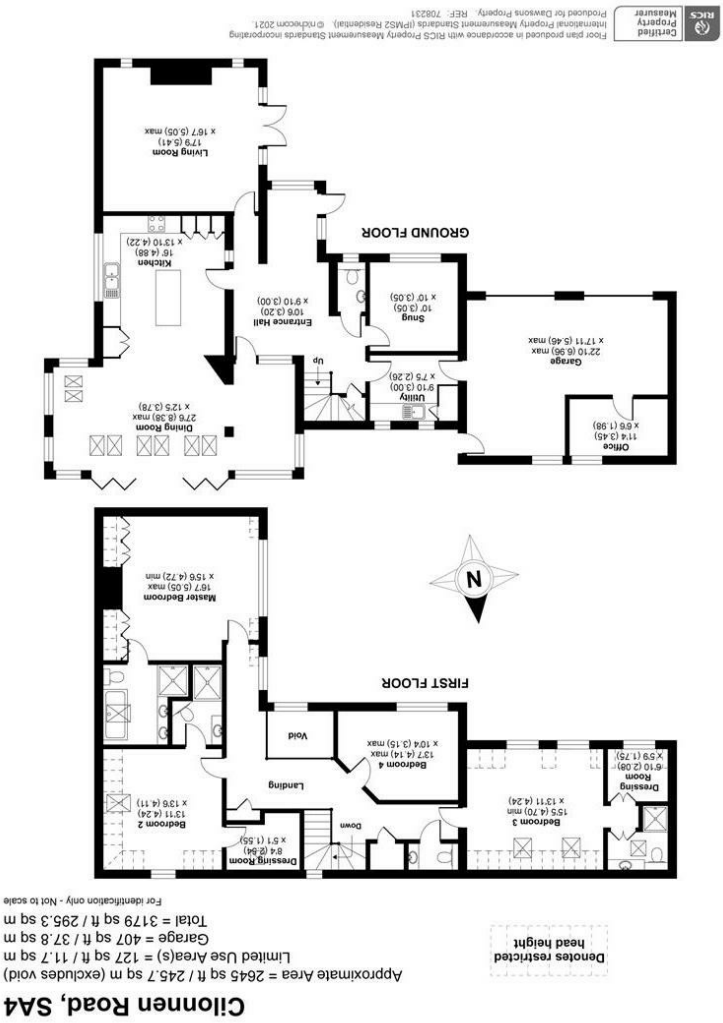
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## EPC



## AREA MAP



## FLOOR PLAN





GENERAL INFORMATION

We have the pleasure of bringing to market this spectacular family home. Lovingly built around 12 years ago by the current owner the property is set in the popular village of Three Crosses, with its easy links to Gower Beaches, countryside feel and great road links to Swansea, Mumbles and Llanelli it's easy to see why it is so popular in todays buoyant property market! Add to that a hugely popular primary and comprehensive school near by and this property could really be an ideal family home for the right buyer. The accommodation has been very well thought out and designed and briefly comprises: formal sitting room, open plan family space, utility/laundry room, double garage with office, four generous sized bedrooms with dressing areas and en-suites in 3 of them plus a luxury family bathroom. Well landscaped gardens with several seating areas to enjoy. Added to this beautiful features such as oak used throughout, exposed stone walls and an abundance of glass panels make this property one the agent urges any potential buyers to view. EPC-C

FULL DESCRIPTION

Entrance Hallway

Entrance via a glazed timber door. Double glazed window to front. Glazed wall and door into dining area. Oak doors to all rooms. Attractively tiled flooring with up lights. Under floor heating which continues throughout the ground floor. The area enjoys double height ceiling and some exposed stone feature walls. Double doors lead to a generous under stairs storage space. Two oak glazed doors lead to the main family living space. Door into:

Formal Lounge

Two double glazed windows to front. Two double glazed doors to side lead to a decked seating area. Oak flooring. Feature stone chimney breast housing contemporary gas living flame log fire.

Kitchen

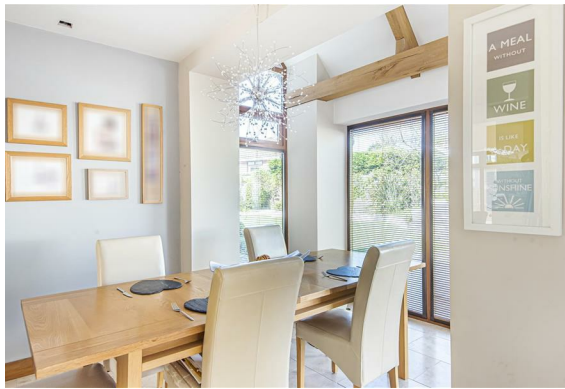
Double glazed window to rear. Well fitted with a range of wall and base units and an attractive central island. Integral electric Neff oven and eye level microwave with warming drawer beneath. Induction hob with stainless steel extractor hood over. Stainless steel one and a half bowl sink with mixer tap. Granite work surface. Inset fridge and freezer. Integral dishwasher. The attractive tiled flooring has been continued through from the hallway and used throughout this open plan family living space.

Sitting Area

Four double glazed windows, double glazed folding doors and Velux windows make this area light and airy. Exposed oak ceiling beams. Open through to:

Dining Area

Vaulted ceiling with six further Velux windows. Floor to ceiling feature double glazed window and a pillar define this area as an eating area. The exposed beam is continued. Glazed wall to hallway makes this area feel open and light.



W.C.

Double glazed window to front. WC. Wall mounted wash hand basin. Attractively tiled to dado rail height. Tiled flooring continued from hallway.

Further Sitting Room

Double glazed window to front. Tiled flooring continued.

Utility/Laundry Room

Two double glazed windows to rear. Fitted work surface incorporating stainless steel sink with mixer tap. Plumbed for a washing machine and tumble dryer. Cupboards housing meters and fuse boxes. Door to double garage and workshop.

Double Garage/Workshop

Two remote controlled up and over doors to front. Two double glazed windows to rear. Plastered ceiling. Concrete flooring. Wall mounted combi boiler. Door to room currently used as an office.

First Floor Galleried Landing

Solid oak and glass balustrade. Double glazed feature windows to front and rear. Two radiators. Door to airing cupboard. Door to storage cupboard with shelving. Door to WC with wash hand basin, tiled flooring, ladder style towel warmer and extractor fan. Doors to all four double bedrooms.

Bedroom One

Double glazed feature window to front. Radiator. Feature stone chimney breast. Door to built in wardrobes. Door to en-suite. Attractive vaulted ceiling with exposed beams.

En-suite

Velux window. Chrome ladder style towel warmer. Double sized shower cubicle. 'His and hers' wash hand basins with mirrored, illuminated wall mounted cabinets above. Modern style freestanding bath. WC. One mirrored wall and the remaining walls attractively tiled from floor to ceiling.

Bedroom Two

Double glazed feature window to rear. Velux window to side. Radiator. Door to dressing area. Door to:

En-suite

Natural roof light. WC. Step in shower with glass door. Bowl style wash hand basin with lit mirror above. Tiled walls and ceiling.

Dressing Area

Velux window. Built in shelving and hanging space.

Bedroom Three

Two double glazed windows to front. Two Velux windows to rear. Two radiators. Vaulted ceiling adds to the charm of this room. Door to dressing area. Door to:

En-suite

Velux window to rear. Ladder style towel warmer. Bowl wash hand basin. WC. Step in shower cubicle with double glass doors. Walls tiled floor to ceiling.

Dressing Area

Double glazed feature window to front. Radiator. Built in shelving and hanging space. Wood effect flooring.

Bedroom Four

Double glazed feature window to front. Radiator. Vaulted ceiling with exposed beams.

Externally

To the front is driveway parking finished in pea-gravel with steps leading to front entrance. Borders with rockery housing established plants and shrubs. Raised decked seating area. Gated side access.

To the rear is professionally landscaped garden which has a feel of bringing the inside out with this area feeling very much an extension of the home. There is a patio area adjacent to the property which leads onto a lawn bordered with railway sleepers. A further decked patio, ideal for outdoor dining, leads to a seating area with an attractive sail shade offering an ideal spot for entertaining. The surrounding borders house numerous well established plants and shrubs. There is a further lawn with a pathway leading around the property laid in pea-gravel.

