



1 Llanerch Road, Swansea, SA2 7SP
£499,950



A beautifully presented four bedroom detached executive style home situated on Llanerch Road, Dunvant. This lovely home has been designed and built with family living in mind and is decorated in a neutral colour palette throughout.

Briefly comprising of welcoming entrance hallway, study, lounge with double doors leading through to the formal dining room with french doors out to the rear garden, a hand made bespoke Italian oak kitchen, utility room, cloakroom, stunning gallery landing, four bedrooms with en-suite and walk in wardrobes to master and family bathroom with jacuzzi bath.

Benefiting further from ample off road parking to front, a double garage with upper floor space and an enclosed rear garden which has been mainly laid to lawn with a wooden deck and mature plant and shrub border.

Set within close proximity to Dunvant Primary School plus a short walk from the local amenities and within the Olchfa Comprehensive School catchment area.

Viewing is a must!

Entrance

Entered via an obscure uPVC double glazed door with obscure side uPVC double glazed panel into:

Hallway

Wood effect laminate flooring, ceiling rose x 2, architrave to ceiling, stairs to first floor, door to under stairs storage cupboard, radiator, alarm to wall.

Cloakroom

3'1" x 6'5" (0.94 x 1.96)

Fitted with a two piece suite comprising of W.C and wash hand basin, radiator, wood effect laminate flooring, tiled splash back, coving to ceiling, uPVC double glazed obscure window.

Lounge

12'11" x 20'0" (3.95 x 6.10)

Architrave to ceiling, ceiling rose x2, dado rail, radiator x2, decorative marble effect fireplace, uPVC double glazed window, double doors into:

Formal Dining Room

12'11" x 15'3" (3.94 x 4.66)

Decorative coving to ceiling, radiator, dado rail, uPVC double glazed patio doors, ceiling rose, serving hatch.

Kitchen/Dining/Breakfast Room

11'1" x 21'7" (3.38 x 6.60)

Fitted with a beautiful bespoke hand made Italian oak kitchen with work surface over, plumbing for dishwasher, integrated under counter fridge and freezer, space for 110 width range style dual fuel cooker with extractor fan over, ceramic 1 and a 1/2 bowl sink with drainer and mixer tap, tiled splash back, spotlights to ceiling, uPVC double glazed window, radiator, tiled floor, coving to ceiling, serving hatch to dining room, door to:

Utility Room

8'0" x 6'4" (2.45 x 1.95)

Plumbing for washing machine, base units with work surface over, uPVC double glazed window, radiator, uPVC double glazed stable door, coving to ceiling, part tiled walls, wall mounted boiler, vinyl flooring.





Study

12'3" x 13'2" (3.74 x 4.03)

Coving to ceiling, ceiling rose, uPVC double glazed window, radiator, wood effect laminate flooring.

Gallery landing

Access to loft, coving to ceiling, ceiling rose x 3, uPVC double glazed window, radiator, door to airing cupboard, access to loft, doors to:

Bedroom Three

11'5" x 10'9" (3.48 x 3.30)

uPVC double glazed window, radiator, wood effect laminate flooring, built in wardrobes, coving to ceiling.

Bedroom Two

12'10" x 11'6" (3.93 x 3.53)

Coving to ceiling, radiator, uPVC double glazed window, built in wardrobes, wood effect laminate flooring.

Master Bedroom

12'11" x 18'6" (3.94 x 5.64)

uPVC double glazed window, coving to ceiling, radiator, built in walk in wardrobe x2, door to:

En-suite

6'5" x 5'10" (1.96 x 1.78)

Fitted with a three piece suite comprising of shower, W.C and wash hand basin, spotlights to ceiling, obscure uPVC double glazed window, tiled floor, part tiled walls, extractor fan.

Family Bathroom

9'8" x 7'9" max (2.97 x 2.38 max)

Fitted with a three piece suite comprising of large jacuzzi bath with hand held shower and mixer tap, W.C and wash hand basin, coving and spotlights to ceiling obscure uPVC double glazed window, extractor fan, radiator, part tiled walls, tiled floor.

Bedroom Four

11'5" x 11'2" (3.48 x 3.41)

Coving to ceiling, uPVC double glazed window, radiator.

Garage

18'0" x 18'0" (5.49 x 5.50)

Electric roller shutter door, sockets, lighting, uPVC double glazed window, upper floor space in the garage, door to rear garden.

External

This beautiful home boasts ample off road parking to the front and side as well as a double garage with electric roller shutter door, sockets, lighting, uPVC double glazed window and door to the rear garden. Side pedestrian access leads to the lovely rear garden which has been mainly laid to lawn with a wooden decked area, paved pathways and a mature plant and shrub border.

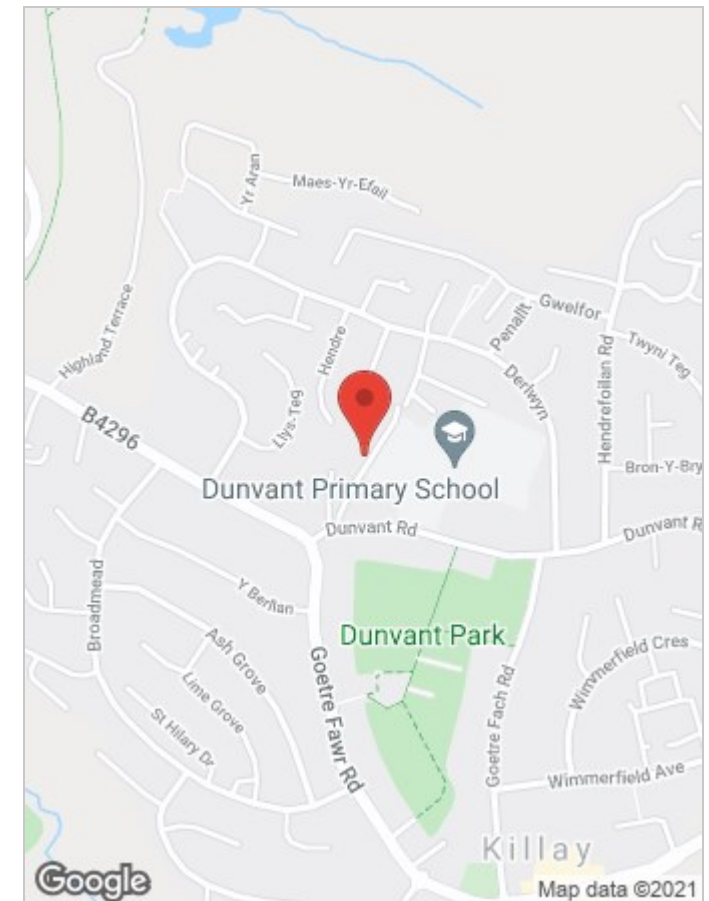




Ground Floor



First Floor



This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Viewing

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	