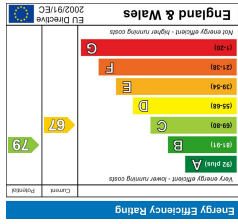




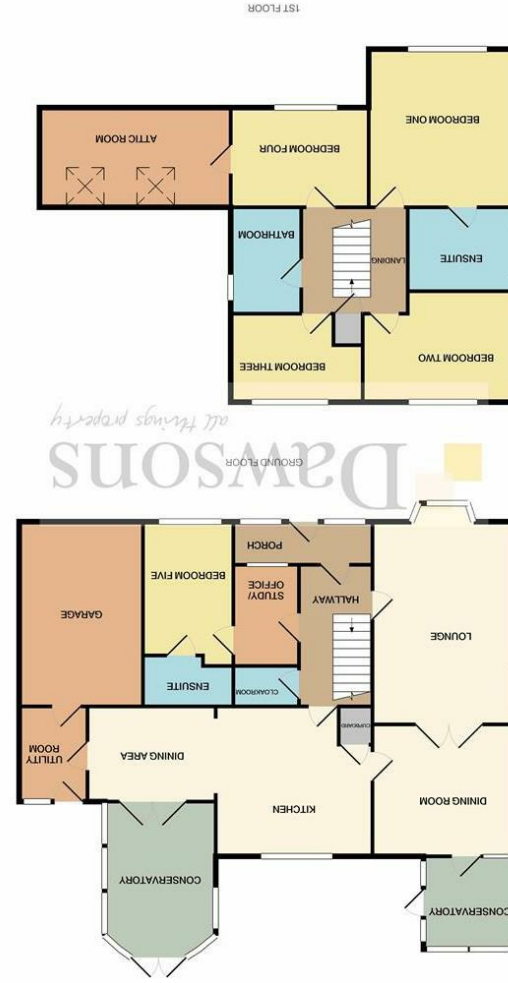
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EPC



AREA MAP



FLOOR PLAN



4 Nicholl Court
 Limeslade, Swansea, SA3 4LZ
Asking Price £530,000



GENERAL INFORMATION

A four/five bedroom detached property offering versatile living accommodation, situated in the sought after area of Limeslade just moments away from Bracelet Bay itself. This detached property is situated to enjoy all the benefits of living within close proximity to the charming coastal village of Mumbles with beach side promenade, boutique shops, wine bars and traditional pubs to enjoy. The house itself is spacious benefiting from large living accommodation downstairs with three reception rooms and two conservatories. In addition the property has the pleasure of patio doors that open out onto the enclosed garden. The accommodation briefly comprises; entrance hallway, lounge, dining room, large open plan kitchen/diner, utility room, study/office, reception room or bedroom with en-suite bathroom and a further cloakroom to the ground floor. To the first floor there are four double bedrooms, the master benefiting from en-suite bathroom and bedroom four leading to an attic room containing shower and wash hand basin, with substantial storage capacity and doors leading to further ample eaves storage on either side, there is also a further family bathroom. Externally the property offers integral garage and driveway parking for several cars, Good sized landscaped garden with decked terrace and patio area as well as a private lawned garden. Viewing is recommended to appreciate the location and accommodation on offer. EPC D

FULL DESCRIPTION

Entrance

Via uPVC double glazed door into:

Porch

Entering via double glazed front door. Electric radiator. Door into:

Hallway

Radiator. Wood effect flooring. Stairs to first floor. Doors to:

Lounge

17'10" x 12'9" (5.44 x 3.89)

Double glazed box bay window. Double glazed window to side. Two radiators. Feature fireplace housing gas fire set in wooden surround with marble hearth. Wood effect flooring. Plain plastered and coved ceiling.

Dining Room

12'5" x 11'8" (3.78 x 3.56)

Double glazed doors into conservatory. Space for dining table. Radiator. Plain plastered and coved ceiling. Wood effect flooring. Level entrance into:

Conservatory

8'1" x 8'1" (2.46 x 2.46)

Tiled flooring. Radiator. Fully double glazed with uPVC door leading to garden.

Kitchen (Open Plan)

25'03" x 13'11" (7.70 x 4.24)

Double glazed window to rear. Fitted with a range of wall, base and drawer units with work surfaces over incorporating sink and drainer unit with mixer tap and island unit with storage under. Integral double eye level electric oven with four ring gas hob and extractor above. Integral dishwasher. Space for fridge freezer. Large larder cupboard. Part tiled walls and flooring.



Dining Area

Double doors leading into conservatory. Radiator. Space for dining table. Door to utility room.

Conservatory

13'9" x 9'9" (4.19 x 2.97)

Radiator. Tiled flooring. Half brick construction with double glazed windows and uPVC door leading to garden.

Utility Room

9'6" x 6'0" (2.90 x 1.83)

Loft Access. Door leading to integral garage. Door leading to garden. Base units with work surface over incorporating stainless steel sink with mixer tap and drainer unit. Space for washing machine and tumble dryer. Wall mounted boiler. Radiator. Tiled flooring.

Cloakroom

Comprising low level W.C and pedestal wash hand basin. Tiled flooring. Tiled splash back.

Study/Office

9'0" x 5'6" (2.74 x 1.68)

Double glazed window to front. Radiator. Wood effect flooring. Fitted bookshelves. Door leading to:

Bedroom Five

15'0" x 7'11" (4.57 x 2.41)

Double glazed window to front. Wood effect flooring. Radiator. Plain plastered ceiling. Skylight. Door to:

En-Suite

Modern fitted three piece suite bathroom comprising low level W.C, wash hand basin set over vanity unit and walk in glass shower. Chrome ladder style radiator. Tiled flooring and plain plastered ceiling.

First Floor

Landing

Loft Access (with loft ladder). Cupboard housing hot water cylinder and shelving. Doors to:

Bedroom One

14'0" x 12'10" (4.27 x 3.91)

Double glazed window to front. Fitted wardrobes. Wood effect flooring. Radiator. Door to:

En-Suite.

Double glazed privacy window to side. Four piece suite comprising panel corner jet bath, low level W.C, wash hand basin set over vanity unit and separate walk in shower. Radiator. Tiled splash back.

Bedroom Two

13'07" x 11'08" (4.14 x 3.56)

Double glazed window to rear. Radiator. Fitted wardrobes.

Bedroom Three

12'07" x 9'06" (3.84 x 2.90)

Double glazed window to rear. Radiator.

Bathroom

Double glazed privacy window to side. Three piece suite comprising low level W.C, wash hand basin over vanity unit and panel bath with shower over. Tiled splash back and tiled effect flooring. Extractor fan.

Bedroom Four

11'11" x 8'11" (3.63 x 2.72)

Double glazed window to front. Radiator. Door to:

Attic Room

8'0 x 15'11 (2.44m x 4.85m)

Two velux windows to rear. Radiator. Shower cubicle with electric shower and wash hand basin into vanity unit. Storage into eaves.

Externally

To the front is driveway parking for several cars. Garage with electric up and over door. To the rear is a garden laid to lawn with patio terrace, decked terrace and is well maintained landscaped with borders of decorative stones and plants along side a well maintained lawn.

