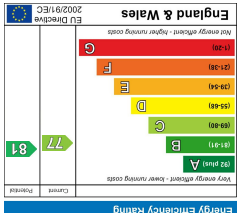
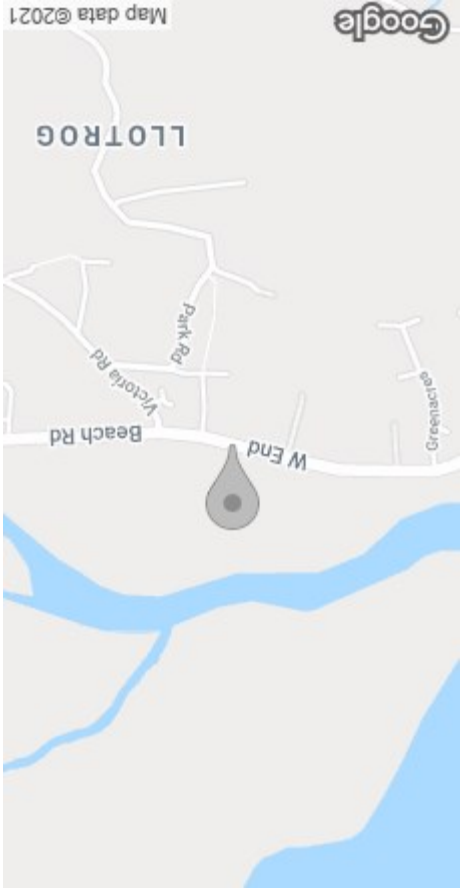


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.



EPC



AREA MAP



FLOOR PLAN



Bayview West End
 Penclawdd, Swansea, SA4 3YY
£499,950



GENERAL INFORMATION

With views straight onto the estuary, this immaculately presented four bedroom detached house comes to market. The property benefits from being offset back from the road whilst maintaining its estuary views. Within this very spacious property, downstairs features lounge, dining room, sitting room, cloakroom, kitchen/diner, utility room, office and conservatory. Upstairs lends itself very well towards a B&B venture given that one wing housing two bedrooms and a bathroom can be self-contained. In addition, the upstairs presents two further bedrooms, both of which benefit from an ensuite. Externally to the front is a sweeping driveway as well as parking space in front of the garage. To the rear, there is a very generous garden, with beautiful lawn and patio areas. Penclawdd centre is a very short drive away, giving access to a multitude of amenities including medical centre, dentist, bakery, shops, public house and more. Furthermore, as well as the scenic Loughor estuary, the beaches of north Gower are within easy access. Public transport links include bus routes within Penclawdd, as well as a train station in the town of Gowerton. Again via Gowerton, the M4 can be easily reached. Viewing of this property is an absolute must to appreciate the beauty of this home. EPC-C



FULL DESCRIPTION

Ground Floor

Entrance Hallway

The property is entered via a composite door. Full height uPVC double glazed picture window to the front. Original pitch pine staircase leading up to the first floor landing. Radiator. Double doors into the lounge and dining room. Doors into the sitting room, cloakroom and storage cupboard.

Dining Room

13'3" x 9'4" (4.06 x 2.86)

UPVC double glazed window to the front. Radiator. Original stained floorboards. Pendant ceiling light. Double doors into the entrance hallway. Door into:

Sitting Room

12'3" x 10'11" (3.74 x 3.35)

UPVC double glazed window to the rear. Radiator. Oak beam with recess beneath to house a fire. Door into the entrance hallway.

Cloakroom

Two piece suite comprising low level WC and pedestal wash hand basin with tiled splashback.

Lounge

22'7" x 13'5" (6.90 x 4.10)

UPVC double glazed windows to the front and rear. Feature fireplace with stone hearth and complementary surround. Two good sized storage cupboards. Radiator. Double doors into the entrance hallway. Door into:



Kitchen/Diner

23'10" x 13'4" (7.28 x 4.07)

Fitted with a range of wall, base and drawer units with complementary work surfaces and matching breakfast bar. Inset one and a half bowl sink with mixer tap. Five ring gas range cooker. Integrated dishwasher. Space for fridge freezer. Space for a dining table and chairs. Radiator. Tiled and wood effect flooring. Ceiling spotlights. UPVC double glazed window and patio door to the side. Open through to:

Utility Room

10'8" x 8'2" (3.26 x 2.51)

Fitted wall and base units with complementary work surfaces incorporating double sink with drainer area and mixer tap. Plumbing for a washing machine. Radiator. UPVC double glazed window to the rear. Door into a porch with an external door.

Office

UPVC double glazed picture window to the rear. Radiator. Wood effect flooring. Door into:

Conservatory

Of uPVC double glazed construction with dwarf wall and double doors leading out onto the rear garden. Tiled flooring.

First Floor

Landing

Doors into bedrooms one and two. Airing cupboard. Door into hallway giving access to the family bathroom, bedrooms three and four.

Bedroom One

17'10" x 16'9" max (5.44 x 5.13 max)

Two uPVC double glazed windows to the front. Walk in wardrobe. Radiator. Door into:

Ensuite

Suite comprising panelled bath with mixer tap, step in corner shower cubicle, WC and 'his and hers' wash hand basins with mixer taps. Wall mounted ladder style towel warmer. UPVC double glazed window to the rear.

Bedroom Two

13'4" x 11'3" (4.08 x 3.45)

UPVC double glazed window to the rear. Radiator. Door into:

Ensuite

Three piece suite comprising WC, wash hand basin set into a vanity unit and panelled bath with shower over and glass side screen. Wall mounted ladder style towel warmer. UPVC double glazed window to the rear.

Hallway

Doors into bedrooms three and four. Door into:

Family Bathroom

Three piece suite comprising WC, wash hand basin set into a vanity unit and panelled bath with shower over and glass side screen. Door into boiler room. Radiator, UPVC double glazed window to the side.

Bedroom Three

11'8" x 11'6" (3.58 x 3.52)

Two uPVC double glazed windows to the front. Radiator.

Bedroom Four

11'8" x 11'6" (3.58 x 3.52)

UPVC double glazed window to the rear. Radiator.

Externally

Front

A low maintenance garden with a sweeping driveway and access to a single detached garage.

Rear

A very generous sized level garden laid to lawn with a number of patio sitting areas.

