



SMITHS
SALES & LETTINGS



Seascape Michaels Field, Swansea, SA3 4JB **Offers In The Region Of £900,000**

SUBSTANTIAL BESPOKE HOME, with EXPANSIVE LIVING AREAS, 2 BATHROOMS, 4 EN-SUITE BATHROOMS, 5+ LARGE DOUBLE BEDROOMS and the most INCREDIBLE SEA VIEWS.

The VERSATILE LAYOUT is arranged over THREE STOREYS with GENEROUS SIT-OUT BALCONIES off the LIVING AREAS and PANORAMIC SEA VIEWS. With FINE ATTENTION TO DETAIL & METICULOUSLY CRAFTED WOOD WORK throughout the home, UNDERFLOOR HEATING, BAMBOO FLOORING & FRENCH OAK DOUBLE GLAZED WINDOWS & DOORS, this PREMIUM PROPERTY is a TRULY SPECIAL HOME. The unique build also comprises COPPER GUTTERING, CEDAR SOFTS & FASCIAS & BATHSTONE REVEALS. The SECOND FLOOR with TWO EXPANSIVE BEAMED ROOMS, TWO BALCONIES and a BATHROOM is BREATHTAKING as is the MAIN LIVING AREA with TRIPLE BI-FOLD DOORS TO THE BALCONIES and VIEWS.

Located in Michaels Field, Mumbles in a QUIET, PEACEFUL location, RICH in NATURAL BEAUTY with the NATURE RESERVE in CLOSE PROXIMITY. Also featuring a DETACHED DOUBLE GARAGE, STOREROOM, CAPTIVATING GARDEN and OFF ROAD PARKING.

www.smithshomes.com

Lower Ground Floor Hallway

31'8" x 7'7" (9.67 x 2.33)



Extensive lower ground floor hall with travertine flooring, underfloor heating (which continues throughout the home) and solid wood external doors to the front and rear of the property. This hallway also comprises access to bedrooms one to four (including three en-suites) and bathroom one. The ground floor verandah and lawn beyond can be accessed via the double doors to the front of the property and is an idyllic spot to appreciate the views & peaceful location.

Bedroom One

16'2" x 10'7" (4.93 x 3.23)



One of four bedrooms on the ground floor, comprising fitted carpet, windows and door to the en-suite bathroom.

En-Suite One

6'11" x 5'7" (2.12 x 1.72)



One of six bathrooms in the property, comprising window, wood flooring, recessed spotlights, bath, sink & WC.

Bathroom

10'2" x 6'11" (3.11 x 2.13)



Travertine tiled bathroom with walk in shower, bath, sink & WC.

Bedroom Two

16'2" x 14'4" (4.93 x 4.37)



Second expansive double bedroom, with fitted carpet, windows and views across the garden towards the sea.

Bedroom Three

16'2" x 14'4" (4.94 x 4.37)



Third large double bedroom featuring an ensuite bathroom, fitted carpet, windows and views to the front aspect.

En-Suite Two

6'11" x 5'10" (2.13 x 1.80)



Second en-suite bathroom featuring windows, recessed spotlights, bath, sink & WC.

Bedroom Four

16'2" x 10'5" (4.94 x 3.20)



Fourth sizeable double bedroom on the lower floor with fitted carpet, windows to the front aspect and door to the en-suite bathroom.

En-Suite Three

7'5" x 3'8" (2.27 x 1.14)



Third en-suite bathroom and one of a total of six bathrooms, part-tiled featuring wood flooring, recessed spotlights overhead, bath, sink & WC.

Upper Hallway

17'2" x 7'6" (5.25 x 2.31)



Upper hallway featuring deluxe oak woodwork and staircase from the lower floor and up to the second floor living/bedroom space. With access to bedroom five, bathroom two, the kitchen/dining space and the living area.

Bathroom Two

8'2" x 7'0" (2.50 x 2.14)



Second family bathroom, part tiled featuring walk in shower, sink & WC.

Bedroom Five

18'0" x 8'9" (5.49 x 2.67)



Fifth generous bedroom which could also be used as an office, or additional living room with fitted carpet and windows to the front aspect.

Kitchen/Dining Room

17'11" x 16'2" (5.48 x 4.95)



Generous family kitchen with space for a full size dining table. Also features windows, Rangemaster cooker, wall & base units, fitted shelving and double doors to the main living space.

Living/Dining Room

41'4" x 14'9" (12.62 x 4.52)



Incredible bright open plan living space running the full width of the property with full size balcony. Light floods into the space via the triple bi-fold doors and the panoramic sea views draw the eye towards the horizon, giving the space a very relaxing ambience. The balcony is spacious with a generous area for dining and making the most of the everchanging views.

Loft Room One

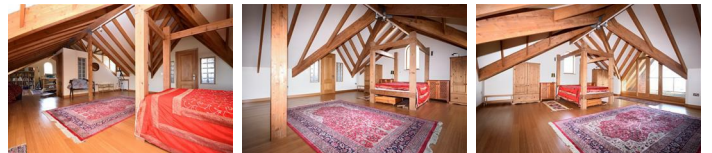
26'8" x 16'4" (8.15 x 4.99)



Beautifully crafted loft space with magnificently arranged beams & woodwork and contemporary glass bricks. Comprising of two loft rooms, two balconies and a fourth en-suite bathroom. Both loft rooms feature unique etched windows with further double glazed wood windows & door to the sit out balcony.

Loft Room Two

24'10" x 19'6" (7.58 x 5.95)



Second loft room with splendid woodwork and central supporting beam with door to the en-suite bathroom and to the balcony.

En-Suite Four

10'1" x 5'6" (3.09 x 1.69)



Fourth en-suite bathroom and one of a total of six bathrooms with exposed beams, windows, bath, sink & WC.

Detached Double Garage

18'7" x 15'7" (5.67 x 4.77)



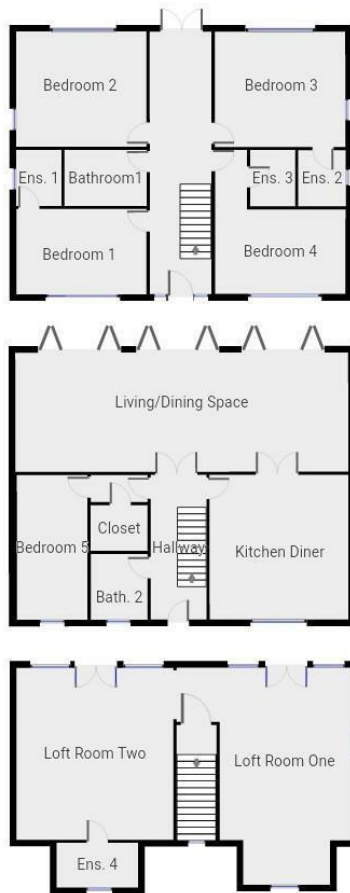
The detached double garage is located to the rear of the property with direct road access to Michaelsfield, opposite the entrance to the Mumbles Hill Nature Reserve. The garage features an electric door and fixed ladder up to the storage area above. Underneath the garage, accessible from the ground floor garden is a storage room (5.74x2.91) which would also be suitable for conversion into an office, studio, or music room, etc. The choice is yours!

External



The property is located in a stunning area of natural beauty with the Mumbles Hill Nature Reserve on the doorstep of the property and panoramic sea views as far as the eye can see to the front of the property. The setting is not only quiet & peaceful but very unique with the rear entrance over a raised boardwalk into the upper hallway and living area. The ground floor features dual entrances,

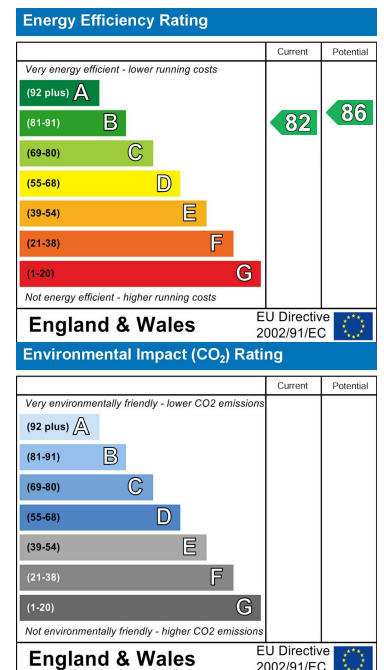
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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