



## Swyn y Mor Oxwich Green

Oxwich, Swansea, SA3 1LU

£550,000



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## GENERAL INFORMATION

OFFERS OVER £550,000. Swn y Mor (Sound of the Sea) is an outstanding detached property, presenting a truly rare opportunity to acquire a newly built home in the idyllic coastal hamlet of Oxwich Green.

Entering the property via an attractive uPVC door in black, the hallway, which has a fully tiled floor, leads to the three double bedrooms, one of which includes an ensuite shower room, the family bathroom and two ample storage cupboards, one of which houses a radiator.

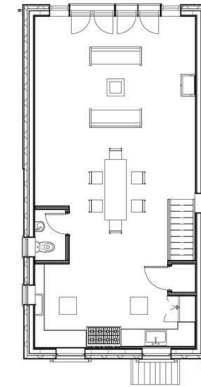
The staircase, which has an oak handrail and glass panels, leads to the real 'wow factor' of the property, being an impressive space occupying the entire first floor boasting a feature vaulted ceiling to the main living area along with full width Juliet balcony with bi-fold doors, bringing the outdoors in. Sat on a feature stone hearth in the corner is an inviting log burner.

The kitchen comprises a range of very attractive 'shaker style' wall and base units, with a mix of half-cup and knob style handles, which incorporate a double oven/grill and ceramic hob with stainless steel and curved glass extractor chimney above. There is a one and a half bowl stainless steel sink with mixer tap, and integrated appliances which included a dishwasher, washer/drier and under-counter fridge and separate freezer. A large



## FULL DESCRIPTION

## FLOOR PLAN



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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