



26 Libby Way, Limeslade, Swansea, SA3 4LB
£389,950

Situated just a short walk away from Limeslade and Braclet Bay, this modern detached property is ideally set to make the most of the award winning beaches, cliff top walks and local amenities. The accommodation itself briefly comprises: lounge, dining room, fitted kitchen, conservatory to the rear, utility room and cloakroom to the ground floor. To the first floor there are four bedrooms one with en-suite and a family bathroom. Gas central heating and double glazing. Externally to the front is driveway parking leading to garage along with a garden laid to lawn. To the rear is an enclosed garden connecting to the living space effortlessly. Viewing is highly recommended.

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ENTRANCE

Entrance through double glazed front door into

HALLWAY

Radiator. Stairs to first floor. Door into

LOUNGE 13'4 x 13'3 (4.06m x 0.33m)

Double glazed box bay window to front. Coving to ceiling. Radiator. Double glazed window to side. Gas fire with wood surround and marble hearth. Understairs storage cupboard. Archway into

DINING ROOM 9'1 x 8 (2.77m x 0.20m)

Coving to ceiling. Radiator. Double glazed French doors into

CONSERVATORY 10'1 x 9'7 (3.07m x 2.92m)



Laminate wood effect flooring. Fully double glazed. Door into garden.

KITCHEN 9'1 x 11' 11 (2.77m x 0.28m 0.28m)

Fitted with a range of wall and base units with work surfaces over. Sink with drainer unit and mixer tap over. Splashback tiles. Four ring gas hob with extractor hood over and electric oven under. Space and plumbing for dishwasher. Coving to ceiling. Radiator. Double glazed window to rear. Door into

UTILITY ROOM

Work surface with space and plumbing for washing machine and space for tumble dryer. Wall mounted gas boiler. Coving to ceiling. Double glazed door to side giving access to front and rear of the property. Door into

CLOAKROOM

Two piece suite comprising WC and wash hand basin set into a vanity unit. Splash back tiles to wall. Tile effect flooring. Radiator. Coving to ceiling. Frosted glass double glazed window to rear.

STAIRS TO FIRST FLOOR

LANDING

Access to loft space. Rooms off

BEDROOM 1 11'5 x 13'4 (3.48m x 4.06m)

Double glazed window to front. Radiator. Built in airing cupboard housing hot water tank. Door into

EN SUITE SHOWER ROOM

Three piece suite comprising fully tiled shower cubicle with mains shower, WC and wash hand basin with splash back tiles set into a vanity unit. Radiator. Frosted glass double glazed window to front.

BEDROOM 2 11'5 x 9' 5 (3.48m x 0.23m 0.13m)

Double glazed window to rear. Radiator

BATHROOM

Three piece suite comprising WC, wash hand basin set into vanity unit and bath. Partly tiled walls. Frosted glass window to rear. Radiator

BEDROOM 3 14'1 x 8'9 (4.29m x 2.67m)

Double glazed window to front with further double glazed window to side. Radiator.

BEDROOM 4 8'8 x 8'9 (2.64m x 0.20m)

Double glazed window to rear. Radiator

EXTERNAL

FRONT

Block paved driveway leading to integral garage with the remainder of the garden is laid to lawn.

REAR

Enclosed garden laid to lawn.

TENURE: Freehold

COUNCIL TAX:

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 367301