



## 52 Castle Street, Loughor, Swansea, SA4 6TU

WOW! A stunning example of an impressive executive home which makes for a large family home and is perfect for two generations wanting to come together and live in the same abode. This property is a fantastic illustration of the love and care that has been devoted to which is clearly evident through its quality fixtures and finishes. So...step into the main hallway with me as I guide you through the property. The hallway is the focal point which allows you to flow through the property room by room. The first thing you notice is the Travertine marble flooring and handmade staircase with glass panels which provides access to the first floor. As we meander through the hallway and take a left, you enter the dining room; a perfect setting point for an evening soiree. As you pass the first cloakroom, take a right and you enter the kitchen/diner. The double doors from the dining area frames the large private garden. Lets take a right and we enter the family room. As we continue through the inner hallway, to our left, is the second cloakroom and ahead is the office/study. We take a left and enter the lounge of substantial proportions. From here sliding doors invite you to step outside onto the patio area, with towel in hand, ready to retreat to the hot tub. Opposite the lounge is the games room, ideal for challenging a family member to a game of pool. We step onto the first floor landing, here you access the family bathroom and 5 double bedrooms. Now the master bedroom offers something very exclusive... a first floor sky conservatory, a paradisiacal retreat for rejuvenation of mind, body and soul. Call today and let Dawsons show you first hand everything this family home has to offer. Freehold. EPC-C

**Offers In The Region Of £375,000**

90 High Street, Gorseinon, Swansea, SA4 4BL  
T: 01792 896 868 | F: 01792 898 188  
go@dawsonsproperty.co.uk







**Ground Floor**

**Entrance Hallway**

Entered via double doors into a large imposing hallway with spotlight ceiling. Travertine Marble flooring with feature mosaic from 'Damascus'. Hand made glass panel staircase giving access to first floor. Radiator. Doors providing access to:

**Dining Room 3.97m x 3.20m (13'0" x 10'6")**

Coved plain plastered ceiling. Large uPVC double glazed window to front. Radiator. Continued Travertine Marble flooring from hallway.

**Family Room 4.91m x 3.69m (16'1" x 12'1")**

Entered via double glass panel wood doors from hallway. Plain plastered coved ceiling. Electric fireplace. UPVC double glazed sliding doors providing access to rear large patio area. Wood engineered flooring.

**Kitchen / Diner Kitchen/ diner. 7.89m max x 4.41 max (Kitchen/ diner. 25'11" max x 14'6" max)**

Fitted with an arrangement of wall and base units together with soft closing pull out drawers and complementary granite work surfaces over which continues into a drainer. Stainless steel sink unit with swan neck mixer tap. 4 ring electric 'Belling' hob over with chimney style 'Neff' extractor fan over. Integrated 'Hotpoint' grill and oven. Integrated dishwasher. Cupboards housing and plumbed for washing machine and tumble dryer. Cupboard housing 'Worcester' boiler (Fitted circa Nov 2019) Space for free standing fridge freezer. Radiator. Upvc double glazed window to side. Upvc double glazed double doors providing access to rear garden. Tiled flooring.

**Cloakroom 1**

Two piece suite comprising low level, dual flush WC and wash hand basin with mixer tap set upon vanity unit. Storage cupboard. Loft access. Partly tiled walls. Tile flooring.

**Inner Hallway**

Plain plastered coved ceiling. Doors providing access to:

**Main Lounge 8.13m max x 3.91m (26'8" max x 12'10")**

Entered via archway from inner hallway. Plain plastered coved ceiling. Upvc double glazed window to rear. Upvc double glazed sliding door providing access to rear patio area. 2 Radiators. Wood engineered flooring.

**Office / Study**

Plain plastered coved ceiling. Upvc double glazed window to side. Loft access. Radiator. Wall mounted 'Worcester' boiler. (Serviced annually) Wood engineered flooring. Door providing access to rear hallway with glass panel uPVC double glazed door providing external access

**Cloakroom 2**

Plain plastered coved ceiling. Fitted with an arrangement of wall and base units together with pull out drawers and complementary work surface over. Glass wash hand bowl basin with freestanding mixer tap. Low level WC. Radiator. Wood engineered flooring.

**Games Room 6.72m into bay x 3.74m (22'1" into bay x 12'3")**

Plain plastered coved ceiling. Large uPVC double glazed bay window. 2 radiators. Parquet flooring. Archway to:

**Office 2 1.96m x 1.57m (6'5" x 5'2")**

UPVC double glazed obscure window to side. Vinyl flooring.

**Storage Room 3.25m x 1.17m (10'8" x 3'10")**

Accessed from main hallway. Plain plastered coved ceiling. Base units.

**First Floor**

**Landing**

Plain plastered coved ceiling. 2 uPVC double glazed windows to front. 3 Loft access points. Radiator. Doors providing access to 5 double bedrooms and large family bathroom.

**Master Bedroom 5.07m x 3.65m (16'8" x 12'0")**

Spotlight ceiling. UPVC double glazed obscure window to side. Radiator. Wood engineered flooring. Door providing access to:

**Ensuite Shower Room**

'Velux' window. Three piece suite comprising low level, close coupled dual flush WC, corner step in shower and marble bowl wash hand basin set upon vanity unit with floating tap. Partly tiled walls. Wall mounted heated towel rail. Tile flooring.

**Sky Conservatory 5.09m x 2.84m (16'8" x 9'4")**

A perfect retreat for a rejuvenation of mind, body and soul. Accessed via the master bedroom, self cleaning double glazed glass panel roof construction. UPVC double glazed doors providing access to a balcony with wrought iron feature surround. Radiator. Wood engineered flooring

**Bedroom 2 4.89m x 2.59m (16'1" x 8'6")**

UPVC double glazed window to rear. Radiator. Wood engineered flooring.

**Bedroom 3 4.38m x 2.67m (14'4" x 8'9")**

UPVC double glazed window to side. Radiator. Fitted wardrobe. Wood engineered flooring.

**Bedroom 4 4.03m x 3.69m (13'3" x 12'1")**

UPVC double glazed window to rear. Radiator. Wood engineered flooring.

**Bedroom 5 3.76m x 2.49m (12'4" x 8'11")**

UPVC double glazed window to front. Radiator. Wood engineered flooring.

**Family Bathroom 2.98m x 2.59m (9'9" x 8'6")**

5 piece suite comprising low level, close coupled dual flush WC, two full pedestal wash hand basins with tiled splash back, panelled bath with swan neck tap with border surround tiled splash back and step in shower with wall mounted seat. Wall mounted heated towel rail. Tiled flooring.

**External**

**Front**

Property is accessed via double entrance driveway which provides extensive off road parking for several vehicles. To the left of the property are wooden gates which provide access to the rear garden and garage 1. To the right of the property, you can access the single garage and wooden doors provide access to the rear garden.

**Garage 1**

Large detached garage with up and over door and storage room below

**Garage 2**

Single detached garage with up and over door and storage area to the rear.

**Rear**

A large private garden mainly laid to lawn surrounded by mature tress and shrubbery. Large paved patio area with space for a hot tub.

<b>TENURE:</b>	Freehold
<b>COUNCIL TAX:</b>	F
<b>EPC RATING:</b>	C
<b>VIEWING:</b>	STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 896 868



Offices @ Swansea, Marina, Killay, Sketty, Mumbles, Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.