



25 Horizon Way, Loughor, SWANSEA, SA4 6PF
Offers Over £289,950

This family, four bedroom detached property is situated within the stylish Barratt Homes development, where the attractive properties located here are highly sought after since being built in circa 2016. Set over two floors of stylish and spacious living; to the ground floor, the accommodation comprises an entrance hallway, front facing office/playroom, cloakroom, front facing family lounge with access leading through to a rear facing kitchen/diner/day room with utility room off. To the first floor, 4 double bedrooms and a family bathroom are accessed from the landing, with the master benefiting from its own private en-suite shower room. Externally a driveway is found to the side which leads to a single garage. To the rear is a fully enclosed garden with patio area. Horizon Way is located within easy access to many amenities including Trostre Parc, Gorseinon Town, Gower College, local schools, train station at Gowerton, M4 motorway, to name but a few. Viewing is essential to appreciate the accommodation. EPC - B

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GROUND FLOOR

Entrance Hallway

The property is accessed via an entrance door. Radiator. Storage cupboard. Wood effect flooring. Carpeted stair case to the right leads up to the first floor landing. Doors lead off to the office/playroom, cloakroom, lounge and kitchen/diner/day room.

Office/Playroom

UPVC double glazed window to front. Radiator. Fitted carpet.

Cloakroom

Two piece white suite comprising closed coupled WC with a dual flush. Full corner pedestal wash hand basin with a tiled splash back. Extractor fan. Radiator. Vinyl flooring.

Family Lounge 6.05m (into box window) x 3.69m (19'10" (into box window) x 12'1")

UPVC double glazed box bay window to the front. Two radiators. Wood effect flooring. Door leading into the kitchen/diner/day room.

Dinning Room/Day Room 3.26m x 2.63m (10'8" x 8'8")

UPVC double glazed window to rear. Radiator. Wood effect flooring. Opening into;

Kitchen 5.04m x 3.87m (into box window) (16'6" x 12'8" (into box window))

UPVC double glazed window to rear. Fitted with a range of wall and base units with complementary work surface over with inset one and a half bowl stainless steel sink with drainer and mixer tap. Electrolux single electric oven with inset four ring gas hob with extractor fan over. Space and plumbing for under counter dishwasher and space for freestanding fridge/freezer. Two radiators. Door to under stairs storage cupboard. UPVC double glazed French doors to the rear with windows to either side. Wood effect flooring. Opening into;

Utility Room

Work top to one wall with cupboards below. Plumbed for under counter washing machine. Cupboard housing 'Logic' gas central heating boiler. Radiator. Wood effect flooring. Door leading out to the side of the property with obscure glass panel.

First Floor

Loft access. Built in airing cupboard. Spindled banister. Radiator. Fitted carpet. Doors leading to 4 double bedrooms and family bathroom.

Master Bedroom 3.87m (to fitted wardrobe) x 3.56m (max) (12'8" (to fitted wardrobe) x 11'8" (max))

Two UPVC double glazed windows to front and one UPVC double glazed window to side. Fitted wardrobes. Radiator. Fitted carpet. Door to;

Ensuite Shower Room

Three piece suite comprising closed coupled WC with a dual flush. Full pedestal wash hand basin with tiled splash back. Step in shower enclosure with sliding door. Extractor fan. Radiator. Vinyl flooring.

Bedroom 2 3.76m (max) x 3.53m (to fitted wardrobe) (12'4" (max) x 11'7" (to fitted wardrobe))

UPVC double glazed window to front. Fitted wardrobe. Radiator. Fitted carpet. Door into over stairs storage cupboard.

Bedroom 3 3.16m (max) x 2.70m (to fitted wardrobe) (10'4" (max) x 8'10" (to fitted wardrobe))

UPVC double glazed window to rear. Fitted wardrobe, Radiator. Fitted carpet.

Bedroom 4 3.16m (max) x 2.98m (max) (10'4" (max) x 9'9" (max))

UPVC double glazed window to rear. Fitted wardrobe. Radiator. Fitted carpet.

Family Bathroom 2.14m x 1.70m (7'0" x 5'7")

Three piece suite comprising, closed coupled WC. Full pedestal wash hand basin with tiled splash back. Panelled bath. Extractor fan. Radiator. UPVC double glazed obscure window to the rear.

External

Front
Stone chipping and artificial turf area with pedestrian access to front door.
Side
Driveway with parking for 2 vehicles and access to a single garage and side access to rear garden.
Rear
Fully enclosed garden with patio and steps to chipped area.

Maintenance Charge

Total charge 2020-2021, £115.92 inc of VAT.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: B

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 896 868

