



HEATON RISE
240 Gower Road | Sketty | Swansea | SA2 9JJ

FINE & COUNTRY

Heaton

HEATON RISE

This lovely family home, which is set well back from the Gower Road, occupies an enviable location just a stone's throw from Swansea Bay.



Rise





Heaton Rise is situated on the prestigious Gower Road, set behind attractive gates and enjoying an elevated position with impressive sea views and an excellent degree of privacy. The driveway which is heated and illuminated meanders up to the house with further gates leading to the rear garden with patio and heated swimming pool, BBQ area and decked terrace. Additional gates lead to a detached garage and workshop with generous lawned area and vegetable garden. There is ample parking, with sun terrace and generous garden with seating areas to the front where the lovely sea views can be enjoyed.

The house itself is spacious and immaculately kept, offering versatile accommodation and impressive sea views. Briefly comprising: entrance hall with high ceilings and attractive coving and plate rack. There is partial underfloor heating and under the carpet wood block flooring. There is a large window over the staircase to the first floor which allows in plenty of natural light and double doors into the formal lounge. This lovely room has the pleasure of generous bay window which overlooks the gardens, there is a fireplace with marble surround and ornate coving with ceiling rose.

The living room is a lovely room and it is clearly the hub of the home, with large patio doors leading onto the sun terrace, connecting the home and gardens perfectly. With the pleasure of garden and sea views which add to its appeal. The kitchen/ breakfast room is fitted with traditional wall, base and display units, Neff hob and extractor fan with integrated oven, grill and dishwasher. There is a door to an inner hallway which leads to the dining room and utility room. The dining room is very spacious with plenty of room for a large banquet style dining room. With feature corner log burner which offers a cosy glow. There is also a spacious WC to the ground floor.





To the first floor the landing gives access to the four double bedrooms and family bathroom, there is also an airing cupboard and generous walk in room offering plenty of space for additional storage. Three of the four bedrooms have the pleasure of very impressive sea views with the master bedroom benefiting from fitted wardrobes and en suite shower room.

The property sits on a very generous plot and due to the elevation it enjoys an excellent degree of privacy. The generous gardens are split into sections with south facing formal gardens to the front with an array of colourful shrubs and hedge borders, there is a pergola and seating area which enjoys a shady spot at the bottom of the garden as well as a sun terrace with covered canopy situated to enjoy the sea views. To the rear of the house there is a solar powered heated swimming pool with a paved terrace offering ample room for garden lounging and dining furniture. There is a covered decked area and brick built BBQ. There is also an outside WC. With both pedestrian and vehicular access to a further enclosed garden with detached garage and spacious workshop. There is a generous and level garden along with a segregated area dedicated to fruit and vegetables.

vendor



The owners say that from the very first time they set eyes on the house they fell for everything about it. It was the complete package, but despite this, over the years they have done a great deal to the property to improve it further.



insight



Heaton Rise is a house that has a traditional layout and each of the rooms is spacious and benefits from wonderfully high ceilings. There is an easy flow throughout, and despite being a sizable home the owners say that they utilise all of the space all of the time. It is also said to be a wonderful house for entertaining as the dining room has space enough for up to fourteen guests.







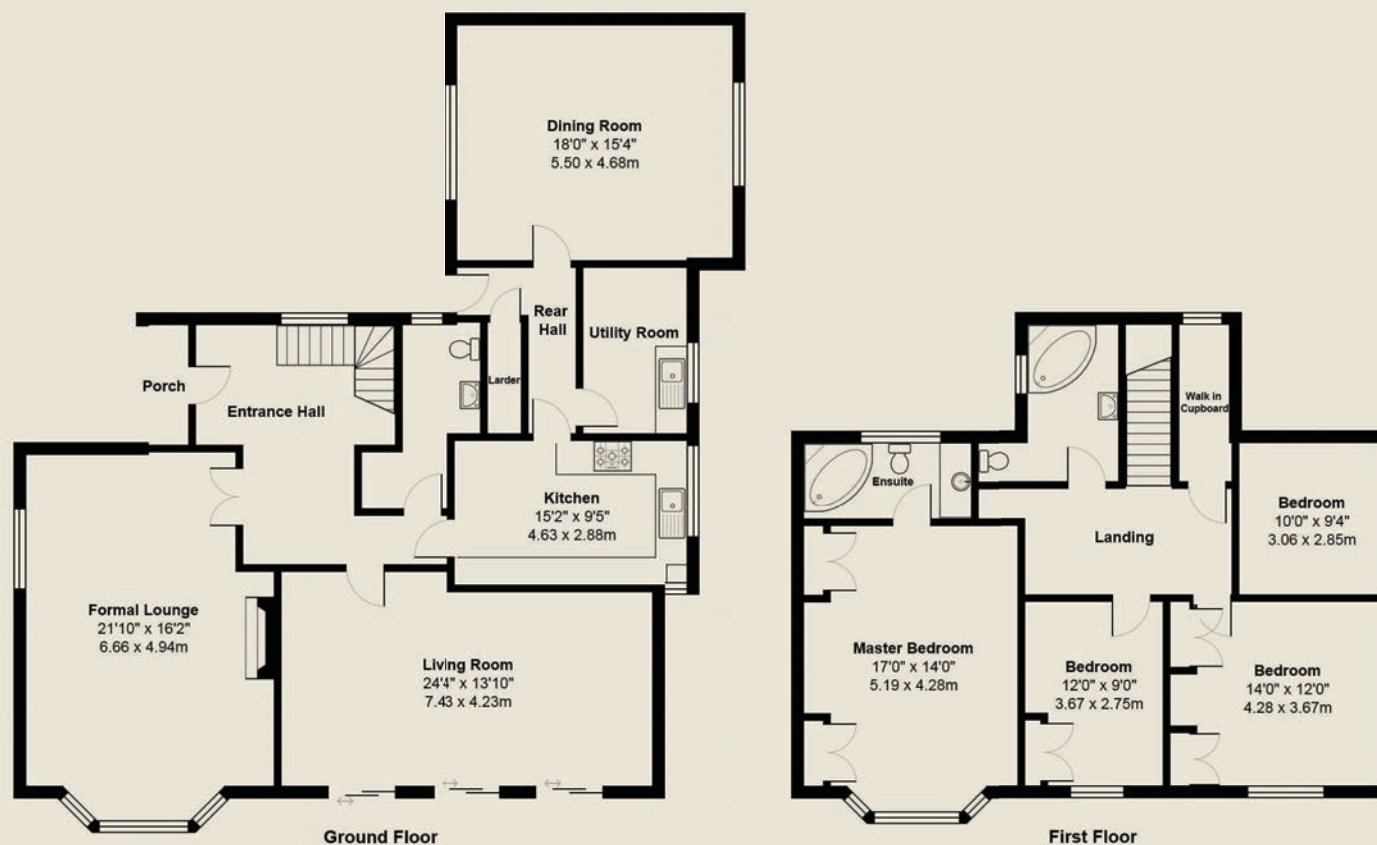
The property, which boasts an acre of grounds as well as an outdoor swimming pool, was purchased by the current owners a little over 31 years ago, and has been a much loved family home ever since.





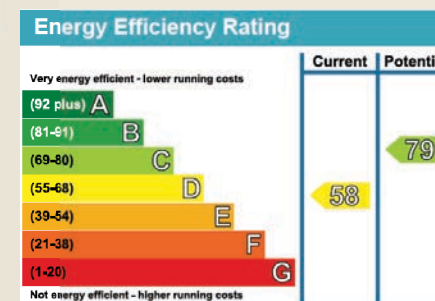
The owners have also done an awful lot to improve the layout and feeling of the garden. Trees were taken down to open the space up and allow it to be bathed in sunshine during the summer months, the swimming pool area was added and they have even cultivated a small vegetable plot. They say that the pool has proved to be a wonderful facility, particularly when their children were young, and now it is the grandchildren who gain much enjoyment from it on their frequent visits.





Approximate Total Area: 2389 ft² ... 222.0 m²

All measurements are supplied by the Vendor and are approximate. The Plan is for identification purposes only and intended as a general guide and the property details cannot be guaranteed for accuracy and as such they should be checked by a solicitor prior to any contract.



Agents notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Printed 15.07.2015

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LOCAL AREA

The area enjoys a fairly central location and is mostly equidistant to the city centre, the village of Mumbles and the Gower. The village itself benefits from an array of convenient shops, boutiques, salons and restaurants. With Singleton Park just a short distance away, offering one of the cities' largest parks with the pleasure of botanical gardens, boating lake and acres of park land. The park plays host too many cultural events including Proms in the Park. It is in close proximity to the hospital and university and within easy reach of the city centre and the Gower Peninsular which is the first ever designated area of natural outstanding beauty, with beautiful beaches, interesting coves to explore and breathtaking coastal walks.



Alongside our award winning beaches, scenic coastal paths and Marina we are blessed with great sporting facilities. With championship golf courses, Olympic sized swimming pool and a full array of water sport activities to enjoy. Culturally benefiting from museums, galleries, theatres and historic castles, with Wales in general often referred to as “the castle capitol of the world”. With a centre celebrating the entire works of Dylan Thomas. Swansea offers a direct line to London and Cardiff International Airport is approximately 45 minute drive.



local area



Due to the size of the house and the generous outside spaces, the location and school catchments, Heaton Rise would be the ideal place to raise a family. It is close to all the local amenities. With the hospital and university just a short distance away. The village of Mumbles, city centre and the Gower Peninsular are also within easy reach.

Directions

Heading from the city centre along Mumbles Road turn right onto Sketty Lane passed the hospital at the mini roundabout take the second exit continuing on Sketty Lane. At the traffic lights go straight ahead and at the T Junction turn left onto Gower Road. Heaton Rise is situated on the right hand side.

Tenure: Freehold

Council Tax Band: I

Opening Hours:

Monday – Friday: 9.00am – 5.30pm

Saturday: 9.00am – 4.00pm

Sunday and out of hours by prior arrangement



Viewing arrangements strictly via the vendors' sole agents

Fine & Country on 01792 367301



Heaton

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It is a spacious home with a welcoming feel, the garden is wonderfully peaceful and extremely private, and the location is one that would be terribly hard to better.

