



Castle Street, Loughor, Swansea, SA4 6TS

Asking Price: £415,000

- Beautiful Detached Family Home
- Popular And Highly Sought After Residential Area
- A Must See Property
- Four Bedrooms
- Accommodation Set Out Over 3 Floors
- Estuary Views To The Rear
- Open Plan Modern Kitchen Dining Room And Sun Lounge
- Self Contained Annex with additional 2 Beds Suitable For Many Other Uses



Entrance

Entered via double glazed front door to small porch with dado rail, original moulded coving and half glazed door to:-

Hallway

With staircase giving access to both first and lower floors and doors to:-

Snug

Suitable for many uses including tv lounge or playroom with dado rail, double glazed window to front aspect and door to:-

Study /Sitting Room

With picture rail, dado rail, original moulded coving, double glazed window to the rear and door to:-

Lounge

A spacious light and airy room with feature ornate open fire place and slate hearth, fitted shelves, dado rail, original moulded coving with papered ceiling and double glazed windows to front and rear aspect.

Lower ground Floor

With doors to:-

Dining Room

With feature cast iron wood burner within solid oak mantle and slate heath, light oak effect laminate flooring and inset spot lighting.

Kitchen

A well appointed and fitted modern kitchen with a wide selection of matching base and wall units and draws in blue with colour coordinated roll top work surface space and preparation area incorporating one and a half bowl stainless steel sink unit with hot and cold mixer taps over, breakfast bar, continued light oak effect laminate flooring built in double oven, grill and 6 ring gas hob with stainless steel extractor canopy over, coving, inset spot lighting, part tiled walls plumbing for dish washer and two double glazed windows to rear aspect.

Sun Lounge

Open plan effect to kitchen with medium oak effect laminate flooring, built in storage cupboard space, double glazed patio doors opening onto rear garden, door giving access back to ground floor level giving access to a self contained annexe with two ensuite bedrooms, further glazed doors to:-

Utility Room

With plumbing for both automatic washing machine and tumble drier, inset spot lighting, medium oak effect laminate flooring and door to:-

Cloak Room/Shower Room

A three piece suite comprising walk in glazed shower cubicle housing mains shower, low level W.C, wash hand basin and fully tiled walls.

First Floor Landing

Accessed off spindled staircase, double glazed window to rear aspect, original moulded coving with papered ceiling, attic hatch and doors to:-

Bedroom One

With fitted wall units, coving, two double glazed windows to front aspect and door to:-

Ensuite Shower

A three piece suite comprising walk in glazed shower cubicle housing chrome mains shower, wash hand basin, low level W.C, coving, inset spot lighting and fully tiled walls.

Bedroom Two

With coving, double glazed window to rear aspect and door to:-

Ensuite

A three piece suite comprising walk in glazed cubicle housing mains shower, low level W.C, wash hand basin, inset spot lighting, extractor fan and fully tiled walls.

Bedroom Three

With coving and double glazed window to front aspect.

Bedroom Four

A beautiful room with double glazed window to the rear giving open aspect views.

Family Bathroom

A three piece suite in white comprising panel bath with hot and cold mixer taps over and shower attachment, low level W.C, wash hand basin, inset spot lighting and feature oak beam.



Self Contained Annexe

Entered via double glazed door from front driveway to hallway (staircase then gives access back to sun lounge on the lower ground floor)) with doors to:-

Bedroom Five

With inset spot lighting double glazed window to the rear and door to:-

Ensuite

A three piece suite comprising walk in double base glazed shower cubicle housing chrome mains shower, wash hand basin, low level W.C, inset spot lighting, fully tiled walls and double glazed frosted window to rear aspect.

Bedroom Six

A beautiful room with the added advantage of double glazed patio doors opening onto rear balcony with seating area and door to:-

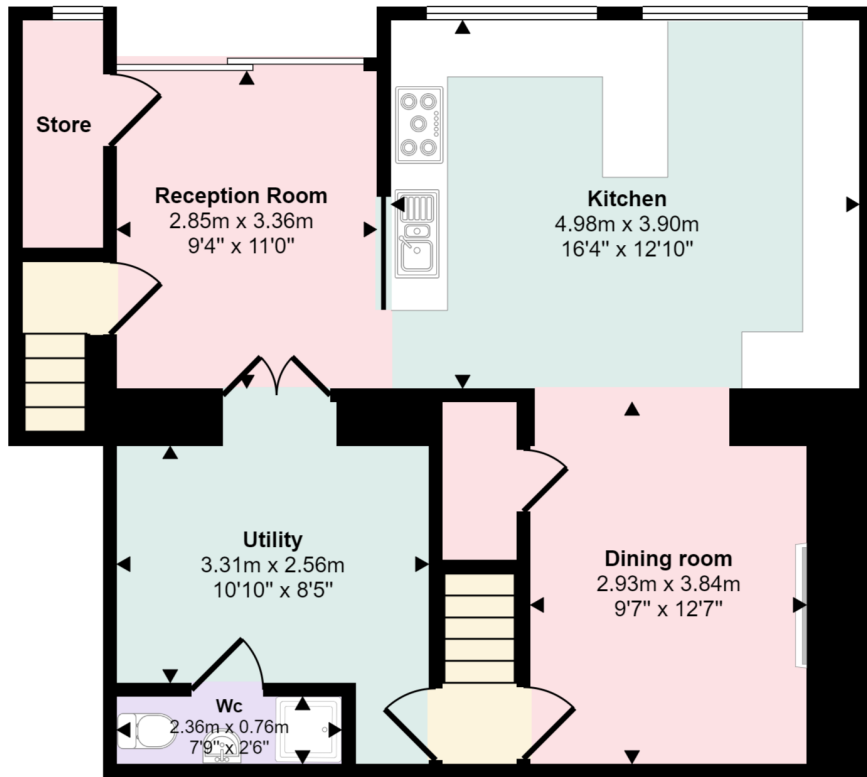
Ensuite

A three piece suite comprising walk in glazed shower cubicle, wash hand basin, low level W.C, heated towel rail, inset spot lighting and fully tiled walls.

External

To the front of the property is driveway parking. To the rear there is a good size and enclosed garden laid mainly to lawn with paved patio area surrounded by mature shrubs and trees, outside tap, purpose built shed/studio suitable for office, gym or storage.





Lower Ground Floor

Approx 66 sq m / 711 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

