

NEW PRICE



8 Sherbourne Walk, Blackpill SA3 5DQ

Offers in the region of £950,000

Beautiful Five Bedroom Detached Home
Light And Spacious Rooms
Luxury Modern Finish
Private Cul De Sac Location
EER : C73

TS/RO/80116/170221

DESCRIPTION

We have the pleasure in bringing to the market this impressive five bedroom detached house situated in a highly desirable private cul de sac. This gorgeous family home is set over three floors and boasts extremely light and spacious rooms throughout. Immaculately presented and finished to an especially high standard, the property offers a very luxury feel and is complimented by its many modern features.

Upon entering the property you are welcomed by a spacious entrance hall which leads to the reception rooms, dining room and modern kitchen with central island which provides a perfect family living space or area for entertaining guests. To the first floor there are four sizeable double bedrooms, a modern bathroom and stairs to the second floor and the impressive master bedroom which offers sea views to the rear, a dressing room and a large en suite. Externally there is a driveway providing ample off road parking, a double garage and an enclosed established garden to the front and rear.

The property enjoys a fantastic location, a stones throw from the seafront promenade and the nearby Clyne Gardens and only a short distance from Mumbles Village and the many restaurants, bars, boutiques and shops that it has to offer. The fabulous Gower Peninsular is also easily accessible and it is only a short commute to Swansea City Centre.

ENTRANCE HALL

Enter via double glazed door, double glazed window to front, stairs to first floor, storage cupboard, coved ceiling, tiled flooring, radiator, double doors to:

LOUNGE

28'2 x 13'10 (8.59m x 4.22m)
Two double glazed windows to front, fireplace with surround, coved ceiling, 2 radiators, double glazed patio doors to rear.

KITCHEN

14'11 x 13'10 (4.55m x 4.22m)
Two double glazed windows to rear, range of wall and base units with granite worktops over, sink with boiling water tap, integrated Neff double oven, induction hob with extractor fan over, integrated fridge and freezer, central island with granite worktop over, coved ceiling, granite splash backs, tiled flooring, radiator, door to:

UTILITY ROOM

10'11 x 6'5 (3.33m x 1.96m)
Double glazed window to front, range of wall and base units with granite worktops over, granite splash back, tiled flooring, radiator, double glazed external door to rear.

RECEPTION ROOM

13'10 x 10'11 (4.22m x 3.33m)
Two double glazed windows to front, coved ceiling, radiator.

DINING ROOM

15' x 12'3 (4.57m x 3.73m)
Two double glazed windows to rear, coved ceiling, tiled flooring, radiator, double glazed double doors to rear.

CLOAKROOM

Double glazed window to front, WC, sink with unit under, illuminated mirror, part tiled walls, tiled flooring, heated towel rail.

FIRST FLOOR LANDING

Three double glazed windows to front, stairs to second floor, storage cupboard, coved ceiling, radiator, door to:

BEDROOM ONE

16'9 x 13'11 (5.11m x 4.24m)
Two double glazed windows to front, built-in wardrobe, loft access, coved ceiling, radiator, door to:

EN-SUITE

Double glazed window to rear, shower, WC, sink with unit under, illuminated mirror, part tiled walls, heated towel rail.

BEDROOM TWO

14'6 x 11'3 (4.42m x 3.43m)
Two double glazed windows to rear, built in wardrobe, coved ceiling, radiator.

BEDROOM THREE

14'6 x 11' (4.42m x 3.35m)
Two double glazed windows to front, built in wardrobe, coved ceiling, radiator.

BEDROOM FOUR

11'7 x 11'8'7 (3.53m x 3.35m)
Two double glazed windows to rear, coved ceiling, radiator.

BATHROOM

Double glazed window to rear, shower, bath with granite surround, WC, sink with unit under, illuminated mirror, part tiled walls, heated towel rail.

SECOND FLOOR LANDING

Double glazed window to front, loft access, coved ceiling, door to:

MASTER BEDROOM

25'2 x 18'5 (7.67m x 5.61m)

Two double glazed windows to front, 2 Velux windows to rear with sea views, coved ceiling, 2 radiators, door to:

EN-SUITE

Two Velux windows to rear with sea views, bath with granite surround, shower, WC, double sink with unit under, bidet, fitted wall units, illuminated mirror, part tiled walls, heated towel rail, opening to:

DRESSING ROOM

Double glazed window to front, built-in wardrobes, radiator.

EXTERNALLY

To the front of the property is a driveway providing off road parking for 4 vehicles. There is also a lawned area and a range of mature trees and shrubs. To the side is a **DOUBLE GARAGE** with electric door, 2 double glazed windows to side and power connected. To the rear is an established enclosed garden with lawned and patio areas and a range of mature trees and shrubs.

SERVICES

We are advised all mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 360060 or e-mail mumbles@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

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TENURE

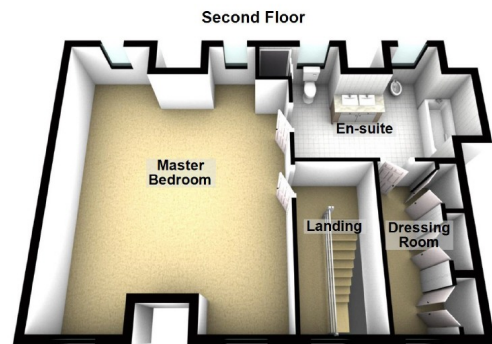
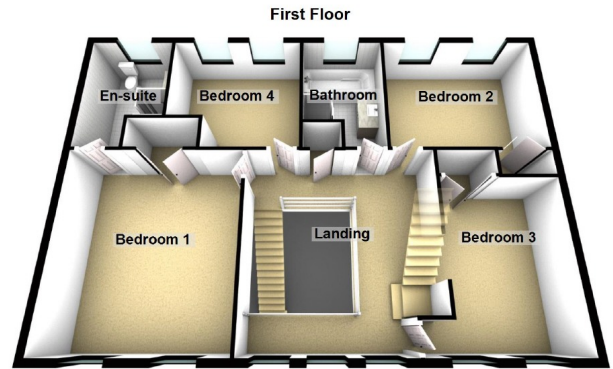
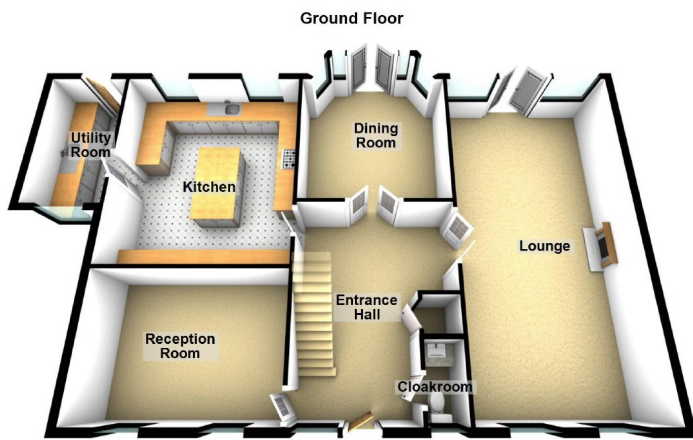
We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Newton Road Office head down to the mini roundabout and turn left onto Mumbles Road. Continue through West Cross and at the traffic lights turn left onto Mayals Road. Take the first left into Clyne Drive and then the second left onto Mulgrave Way. Take a left into Sherbourne Walk where the property will be found on the right hand side.



8 Sherbourne Walk, Blackpill SA3 5DQ



| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 78 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

**John.
Francis**