



11 Hazeltree Copse, Crofty, Swansea, SA4 3SH

£349,950

Perfectly positioned in the heart of Crofty Village, this spacious property offers convenient access to Gower Beaches, Swansea and Llanelli City Centres. Tailored for families, walkers, cyclists and birdwatchers, the location provides an ideal backdrop for diverse lifestyles. Crofty itself boasts essential amenities, including a village Post Office & shop, a welcoming pub and a nearby park with tennis courts.

The ground floor of the property welcomes you with an entrance hall, a practical wc and a lounge with bay window and featuring double doors that open into the dining room, seamlessly leading to a charming conservatory. The well-appointed kitchen, complete with a utility area, includes a convenient door leading to the garage. Ascending to the first floor, you will discover four bedrooms and a family bathroom, providing ample space for comfortable living. The property benefits from Cavity wall insulation gas heating, solar panels, driveway and garage. The rear garden is designed for low maintenance, featuring a paved patio surrounded by tasteful shrub and flower borders.

With its strategic location and well-thought-out layout, this property offers a delightful blend of convenience and lifestyle, making it an attractive prospect for potential residents.

The Accommodation Comprises

Ground Floor

Entrance Hall



Entered via door to front, radiator, staircase to first floor.

WC



Two piece suite comprising, vanity wash hand basin with tiled splashback and WC. Extractor fan, tiled flooring.

Lounge 13'1" (into bay) x 16'8" (4.01m (into bay) x 5.10m)



The lounge features a bright and inviting atmosphere with a double glazed bay window overlooking the front. Characterized by elegant coving along the ceiling, the room is well-lit and complemented by a radiator. The space seamlessly connects to the dining room through double doors, creating an open and flowing layout within the home.

Dining Room 10'7" x 12'2" (3.22m x 3.72m)



The dining room is adorned with coving along the ceiling, adding a touch of elegance. Designed with an open-plan concept, it seamlessly transitions into the conservatory, creating a fluid and interconnected living space.

Conservatory



The conservatory is a bright and airy space featuring double glazed construction with a dwarf wall. Abundant natural light fills the room through double glazed windows on the side and rear, creating a pleasant atmosphere. Access to the garden is facilitated by a double glazed door on the side, providing a seamless connection between the indoor and outdoor living spaces.

Kitchen 10'7" x 12'0" (3.22m x 3.67m)



Fitted with a range of wall and base units with worktop space over, 1+1/2 bowl stainless steel sink unit, tiled splashbacks, plumbing for dishwasher, built-in undercounter fridge, space for fridge/freezer, built-in electric oven and four ring electric hob with pull out extractor hood over, radiator, tiled flooring, double glazed window to rear.

Utility Room 4'11" x 8'4" (1.50m x 2.55m)



Worktop space over, plumbing for washing machine, radiator, tiled flooring, double glazed window to rear, double glazed door to rear leading to the garden.

Garage

Up and over door, wall mounted boiler, power and lighting.

First Floor

Landing



Double glazed window to front, access to loft, airing cupboard with radiator.

Master Bedroom 10'11" x 16'9" (3.33m x 5.10m)



Double glazed window to front, fitted wardrobes and bedroom furniture, radiator.

Bedroom 2 10'10" x 12'2" (3.30m x 3.72m)



Double glazed window to rear, radiator.

Bedroom 3 8'9" x 12'0" (2.67m x 3.65m)



Double glazed window to rear, radiator.

Bedroom 4 12'11" x 8'4" (3.93m x 2.55m)



Double glazed window to front, radiator.

Bathroom



Three piece suite comprising panelled with shower over, wash hand basin and WC. Tiled walls, heated towel rail, ceiling spotlights, frosted double glazed window to rear.

External

The front of the property boasts a charming lawned garden adorned with mature shrub borders, offering a picturesque welcome.

Convenient side access leads to the rear of the property. The rear garden is designed for low

maintenance, featuring a paved patio surrounded by tasteful shrub and flower borders. This outdoor space provides a tranquil setting for relaxation and outdoor activities.

Agents Note

Tenure - Freehold

Council Tax Band - F

Services - Mains electric. Mains sewerage. Mains Gas.

Mains water.

Solar Panels - Which are owned.

Mobile Coverage - Vodafone Three

Broadband - Basic 9 Mbps Superfast 54 Mbps

Satellite / Fibre TV Availability - BT Sky

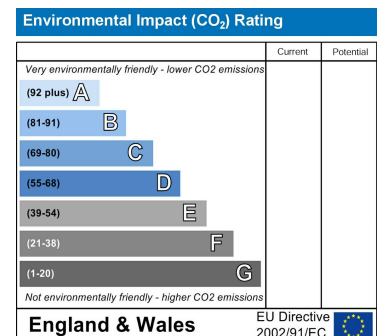
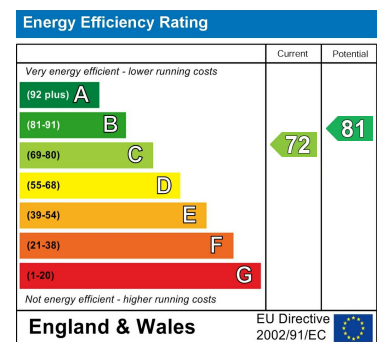
Floor Plan



Area Map



Energy Efficiency Graph



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