



## The Laurels Quarry Road, Treboeth, Swansea, SA5 9DJ

**Offers Over £375,000**

A wonderful traditional family home is offered for sale with no chain. Lovingly maintained and modernised by the current owners while preserving its original features. This home boasts a welcoming entrance hall and a lounge with a large bay window that floods the room with natural light. Also includes a formal dining room, wet room and a spacious kitchen/breakfast room.

On the first floor, you will find three double bedrooms and a five-piece family bathroom. Externally, the property benefits from a driveway and garage. The rear garden is absolutely delightful, enjoying North-West facing sunshine throughout the day and is tiered over two levels, featuring a paved seating area on a raised terrace, an ornamental fish pond and a greenhouse. Viewing is highly recommended to appreciate all this home has to offer.

## The Accommodation Comprises

### Ground Floor

#### Veranda

The veranda is a charming and elegant feature, built on a sturdy brick plinth, it boasts carved wooden detailing, adding a touch of character. Complemented by a glass canopy that offers shelter while allowing natural light to filter through. The tiled flooring enhances the space, making it an ideal spot for enjoying the outdoors.

#### Hall

Upon entering the residence through the front door, you are welcomed into an inviting entrance hall adorned with windows to the front and side, bathing the space in natural light. The original mosaic tiled flooring adds a touch of timeless elegance. Radiator and staircase featuring a newly fitted wool carpet that ascends gracefully to the first floor.

#### Lounge 14'11" into bay x 14'11" (4.57m into bay x 4.57m)



Featuring a large bay with sash windows that offer a view of the front garden. A cast iron open fire, complete with a tiled insert and granite hearth, serves as a striking focal point. Cast iron radiator and engineered oak flooring. The picture rail and original coving to the ceiling, adorned with a ceiling rose, highlight the room's period charm. A doorway seamlessly connects the lounge to the formal dining room, creating a harmonious flow between the living spaces.

### Another Aspect Of The Lounge



#### Dining Room 8'3" x 14'11" (2.53m x 4.57m)



The formal dining room has a door that conveniently leads you into the kitchen, ensuring seamless meal preparation and serving. Double glazed window to the rear, offering a serene view of the delightful rear garden, cast iron radiator, engineered oak flooring. The room is further enhanced by a picture rail, along with coving to the ceiling and a ceiling rose, which add to the room's classic charm.



### Another Aspect Of The Dining Room

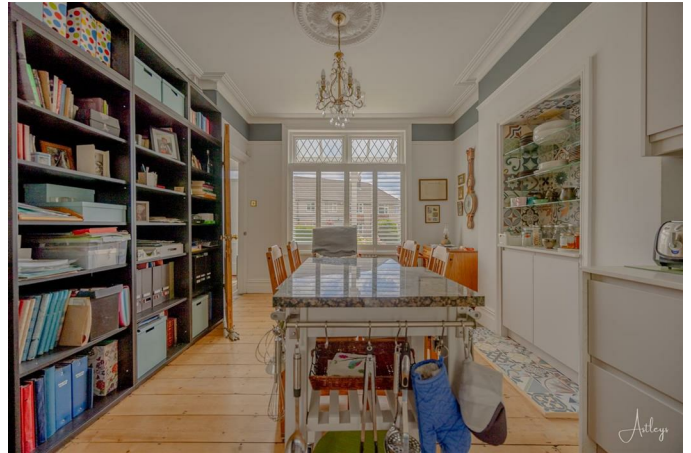


**Breakfast Area 13'0" max x 11'3" max (3.98m max x 3.45m max)**



The breakfast area offers a seamless open plan transition into the kitchen, creating an inviting space for daily meals. A double glazed window to the front, fitted with elegant plantation shutters, cast iron radiator. The picture rail along with coving to the ceiling, adorned with a ceiling rose, add a touch of traditional charm. Matching units blend harmoniously with the kitchen area.

### Another Aspect Of The Breakfast Area



**Kitchen 16'2" max x 9'6" (4.93m max x 2.92m )**



This modern kitchen, boasting a comprehensive range of wall and base units topped with sleek quartz worktops. It features a 1+1/2 bowl sink unit, perfectly positioned beneath a double glazed window that frames a charming view of the rear garden. A breakfast bar, complete with storage space and matching quartz tops, provides a convenient and stylish spot for casual dining.

The kitchen is well-equipped with space for a fridge/freezer, a Neff slide electric double oven, and a five ring gas hob with an extractor hood. Integrated appliances include a washing machine and dishwasher. A vertical feature radiator adds a contemporary touch, while the mosaic tiled flooring and wall accents enhance the room's visual appeal.

Ceiling spotlights illuminate the space, and an understairs storage cupboard with shelving offers additional practicality.

### Another Aspect Of The Kitchen



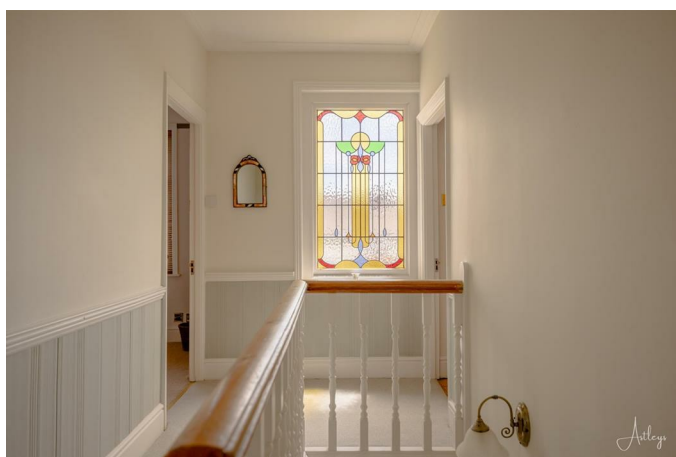
### Wet Room



Comprising a tiled shower area, vanity wash hand basin and WC. Extractor fan, tiled walls, tiled flooring, ceiling spotlights.

### First Floor

#### Landing



Stained glass window to front.

### Bedroom 1 10'1" x 16'2" into wardrobes (3.09m x 4.93m into wardrobes)



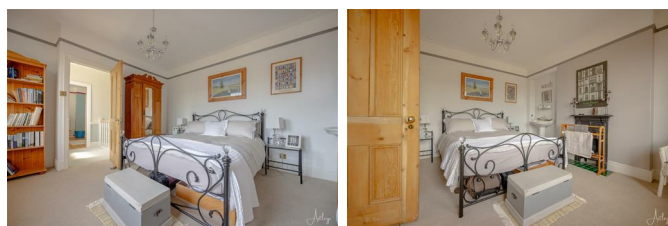
Featuring a double glazed window to the rear offering a peaceful view. The ceiling is adorned with elegant coving, cast iron radiator and the floor-to-ceiling wardrobes offer ample storage space

### Bedroom 2 11'5" x 13'1" (3.50m x 4.00m)



Double glazed window to the front that fills the room with light. An original cast iron grate with a tiled hearth adds a touch of historic charm, cast iron radiator. The room features a picture rail and coving to the ceiling, adding to its elegant character, sealed pine flooring.

### Bedroom 3 13'1" x 11'4" (3.98m x 3.45m)



Full of character and charm, featuring a double glazed window to the front that allows natural light to brighten the space. An original cast iron fireplace with a tiled hearth serves as a stunning focal point, fitted carpet, cast iron radiator. The room is adorned with a picture rail and coving to the ceiling, enhancing its traditional appeal. Additionally, a wash hand basin with tiled splashbacks provides added convenience and functionality.



## Bathroom



The family bathroom offers a comprehensive five-piece suite, featuring a relaxing jacuzzi bath, wash hand basin, a tiled shower cubicle, bidet and a WC. The tiled walls, storage cupboard and an airing cupboard housing the boiler, providing ample storage solutions. Radiator, sealed pine flooring.

## External



Outside the property, the front garden boasts low-maintenance artificial grass, creating a neat and tidy appearance, enclosed by a classic brick boundary wall. A driveway to the side leads to an extended garage, which is fully equipped with electric up-and-over doors, power, lighting, and water, including a convenient sink and access to the rear garden.

The rear garden is a tranquil haven, enjoying

North-West facing sunshine throughout the day. It is thoughtfully tiered over two levels, featuring a paved seating area on a raised terrace perfect for outdoor dining and relaxation. The garden also includes an ornamental fish pond, adding a touch of serenity, and a greenhouse for the gardening enthusiast.

## Front Garden



## Rear Garden



## Rear Garden



## Aerial Images



## Agents Note

Tenure - Freehold

Council Tax Band - E

Services - Mains electric. Mains sewerage. Mains Gas.  
Mains water.

Mobile Coverage - EE Vodafone Three O2

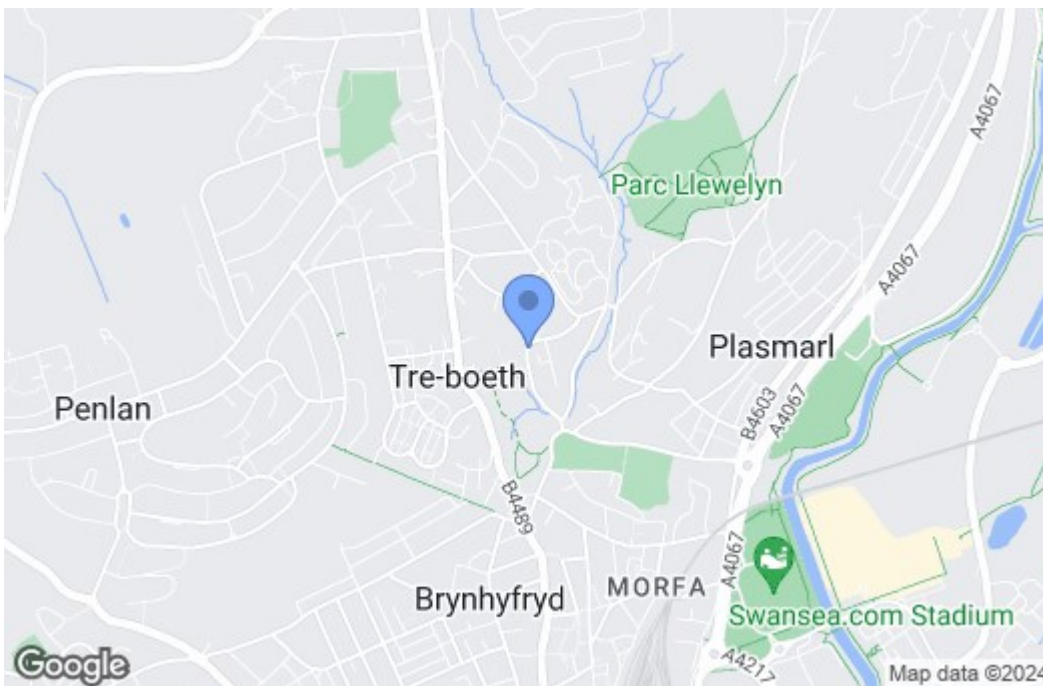
Broadband - Basic 4 Mbps Superfast 80 Mbps

Satellite / Fibre TV Availability -BT Sky

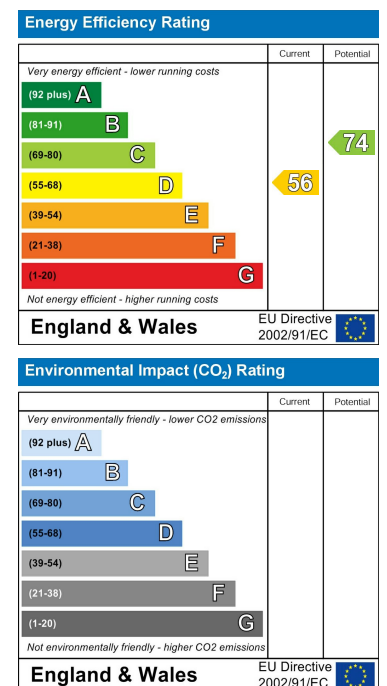
## Floor Plan



## Area Map



## Energy Efficiency Graph



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