



Oakleigh Wernffrwd, Llanmorlais, Swansea, SA4 3TY

£500,000

Set in the sought after Village of Wernffrwd, Llanmorlais, this detached home is set on approximately 0.42 acres. Upon entering, you are greeted by a welcoming entrance hall that leads to the lounge and the kitchen and dining room provide a wonderful space for family meals and entertaining guests. The first floor has three bedrooms, complemented by a family bathroom. Ascend to the second floor, where you will discover an inviting attic room, enhanced by four skylight windows that bathe the space in natural light, creating a bright and airy atmosphere perfect for a study or play area.

The property's rear garden is a true highlight, featuring a summer house that serves as an excellent retreat for guests. This versatile space includes a reception room with a small kitchenette, a bathroom, and three additional rooms that can be used as bedrooms, making it ideal for visitors or as a private getaway. The expansive garden is perfect for family gatherings, with a garage with additional storage space above and a large lawned area that invites outdoor activities. A double gated entrance leads to a driveway that wraps around the property, providing ample parking and easy access. Conveniently located on the breathtaking Gower Peninsula, this home also benefits from transport links right on your doorstep. This property is not just a house; it is a wonderful opportunity to embrace a lifestyle of comfort and leisure in a picturesque setting.

The Accommodation Comprises

Ground Floor

Entrance Hall

Entered via door to front, staircase leading to first floor, dado rail, tiled flooring.

Lounge 12'10" x 12'1" (3.91m x 3.68m)



Wood framed single glazed bay window to front, fireplace, coving to ceiling, fitted carpet, radiator.

Kitchen / Dining Room 17'8" x 11'1" (5.38m x 3.39m)



Fitted with wall and base units with worktop space over, 1 bowl resin based, space for fridge/freezer, dishwasher and cooker. Wood framed single glazed bay window to front and rear, fireplace, floorboards, two radiators, door leading to garden.

Another Aspect Of The Kitchen / Dining Room



Rear Porch

Door leading to rear garden, tiled flooring, cupboard.

Pantry Cupboard 4'6" x 8'7" (1.37m x 2.61m)



Could be used as a utility room Wood framed single glazed window to rear, tiled flooring, radiator.

First Floor

Landing

Wood framed single glazed window to rear, coving to ceiling, dado rail, fitted carpet.

Bedroom 1 11'4" x 13'7" (3.45m x 4.14m)



Wood framed single glazed window to front, three fitted wardrobes, fitted carpet, radiator.

Bedroom 2 10'7" x 13'9" (3.22m x 4.19m)



Wood framed single glazed window to front, fitted carpet, radiator, staircase leading to attic room.

Bedroom 3 6'11" x 8'11" (2.11m x 2.72m)



Wood framed single glazed window to rear, fitted carpet, radiator.

Bathroom 8'7" x 6'0" (2.63m x 1.83m)



Fitted four piece suite comprising a bath, wash hand basin, bidet and WC. Wood framed single glazed window to rear, half tiled walls, dado rail.

Second Floor

Attic Room



Four skylight windows.

External

Set on approximately 0.42 acres the property is accessed via a gated entrance that opens onto a spacious driveway, which continues along the side of the home and leads to the rear.

The expansive rear garden is mainly laid to lawn, offering ample space for outdoor activities, relaxation or entertaining. In the garden sits a summer house, currently used by the owner to accommodate guests, providing a versatile and private retreat.

Garage

Wood framed double glazed window to rear, up and over door to front, access to garage attic space with skylight windows

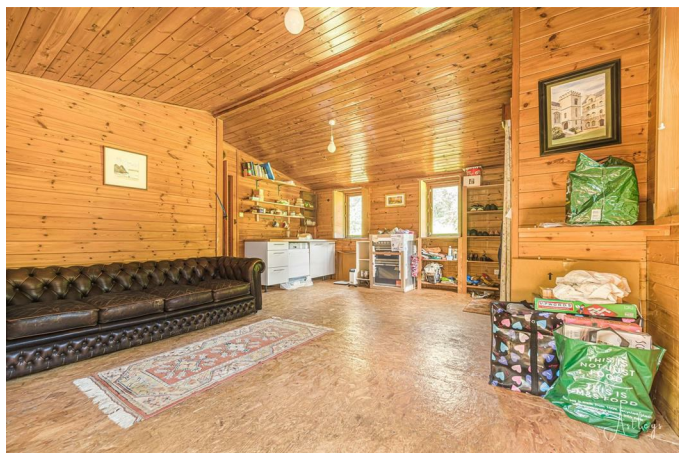
Garage Attic Space



SUMMER HOUSE

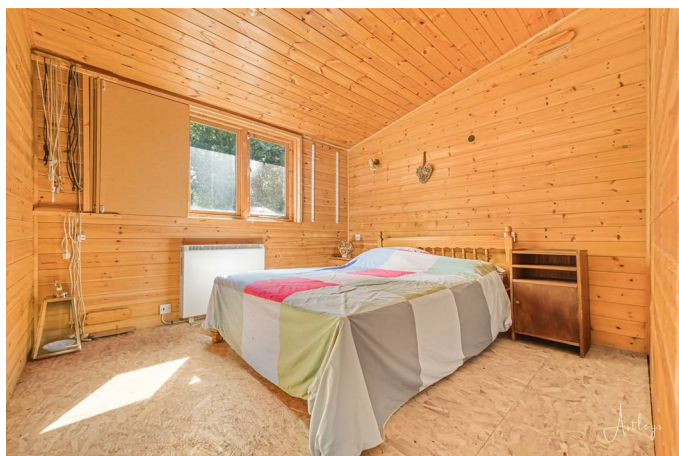


Summer House Reception Room 12'5" x 19'3" (3.78m x 5.86m)



Wood-framed double glazed window to the rear and three wood-framed double glazed windows to the side. There is also a small kitchenette area, offering added convenience.

Summer House Bedroom 1 9'11" x 9'5" (3.03m x 2.87m)



Wood framed double glazed window to side, electric storage heater.

Summer House Bedroom 2 7'6" x 9'6" (2.28m x 2.89m)



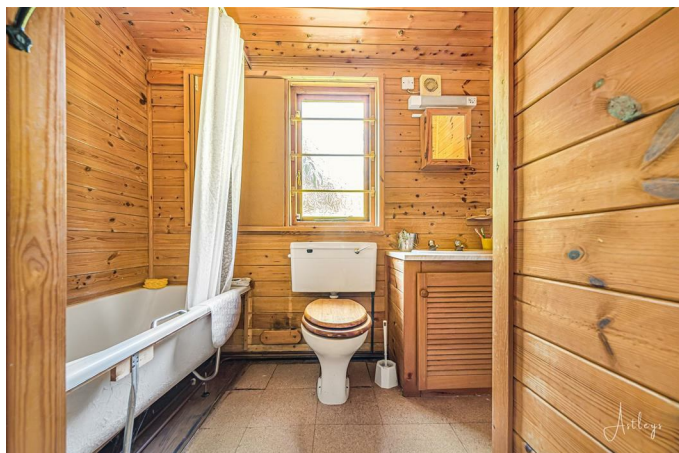
Wood framed double glazed window to side, cupboard, electric storage heater.

Summer House Bedroom 3 7'3" x 9'5" (2.22m x 2.87m)



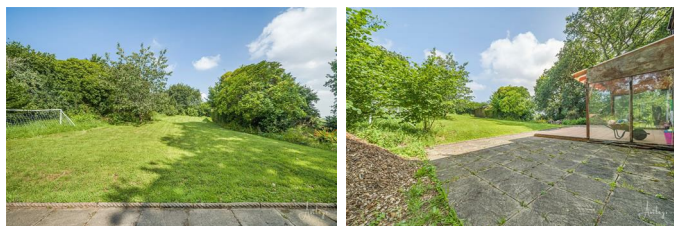
Wood framed double glazed window to side, electric storage heater.

Summer House Bathroom 7'8" x 4'4" (2.35m x 1.33m)



Fitted three piece suite comprising a bath, wash hand basin and WC. Wood framed frosted single glazed window to side, cork tiled flooring.

Rear Garden



Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - E

Services - Mains electric, Mains sewerage, Oil Central Heating, Mains water.

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 3 Mbps Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky

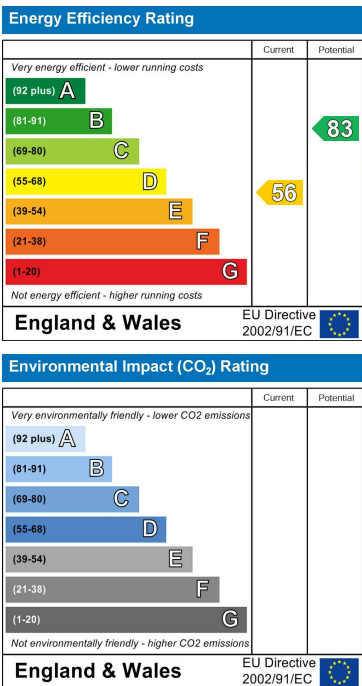
Floor Plan



Area Map



Energy Efficiency Graph



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