



9 Heneage Drive, Swansea, City & County Of Swansea, SA3 5BR

Offers Over £600,000

Introducing a Spectacular Five Bedroom Family Home with Partial Sea Views

Located in a highly desirable area, just a stone's throw away from the Mumbles Bay foreshore, this detached family home offers a unique combination of elegance, space, and breathtaking views. With five bedrooms, three reception rooms, and a generous plot size of 0.26 acres, this property presents an exceptional opportunity for those seeking a luxurious coastal lifestyle.

Upon entering the property, you are greeted by a welcoming hallway that sets the tone for the spacious and versatile accommodation within. The ground floor boasts a cloakroom, a bright and airy lounge, a study perfect for a home office, a formal dining room for entertaining guests, a well-appointed kitchen with modern amenities, and a utility room for added convenience. Additionally, there is an integral double garage,

Entrance

Via a composite door into the hallway.

Hallway

With stairs to the first floor. Double glazed window to the front. Door to the cloakroom. Doors to the lounge. Doors to the study. Door to the dining room. Door to the kitchen. Door to under stairs storage.

Cloakroom 6'2" x 2'11" (1.882 x 0.895)

With a frosted double glazed window to the front. Low level w/c. Wash hand basin. Radiator.

Lounge 20'5" x 13'7" (6.246 x 4.157)



With a double glazed window to the front. Double glazed French patio doors to the rear. Two radiators. Gas fire set on marble hearth with marble surround.

Lounge



Study 14'11" x 11'7" (4.549 x 3.535)



With three double glazed windows to the rear. Radiator. Built in bookshelves.

Dining Room 10'6" x 16'8" (3.212 x 5.085)



With two double glazed windows to the front. Two radiators.

Kitchen 13'5" x 12'0" (4.091 x 3.665)



With a double glazed window to the rear. Door to the utility room. Kitchen is fitted with a range of base and wall units, running work surface incorporating a one and a half bowl sink and drainer unit. Integral dishwasher. Four ring Neff gas hob. Integral Neff oven & grill. Integral Bosch dishwasher. Integral fridge & freezer. Tiled floor. Radiator.

Kitchen



Utility Room 8'1" x 8'9" (2.464 x 2.672)

With a door to the integral double garage. Door to the rear. Double glazed window to the rear. Running work surface incorporating a one and a half bowl sink and drainer unit. Radiator. Tiled floor.

Integral Double Garage 18'4" x 20'6" (5.598 x 6.269)

With two 'up & over' doors. Power and light.

First Floor

Landing

You have loft access. Door to storage cupboard. Door to the bathroom. Doors to bedrooms.

Bathroom 9'1" x 7'8" (2.776 x 2.343)



With a frosted double glazed window to the front. Suite comprising; bathtub. Low level w/c. Wash hand basin. Radiator. Part tiled walls.

Bedroom One 12'1" x 13'6" (3.685 x 4.119)



With a double glazed window to the rear. Radiator. Doors to built in storage cupboards. Door to the en-suite.

Bedroom One



En-Suite 11'5" x 8'6" (3.480 x 2.592)



With a frosted double glazed window to the front. Suite comprising; bathtub. Corner shower cubicle. Low level w/c. Wash hand basin. Bidet. Radiator. Extractor fan.

Bedroom Two 10'0" x 14'2" (3.053 x 4.321)



With a double glazed window to the rear. Radiator.

Bedroom Three 10'5" x 12'11" (3.196 x 3.960)



With a double glazed window to the front offering partial sea views. Radiator. Doors to built in wardrobes.

Bedroom Four 9'0" x 10'2" (2.753 x 3.111)



With a double glazed window to the front offering partial sea views. Radiator. Door to built in storage.

Bedroom Five 6'11" x 10'10" (2.122 x 3.327)



With a double glazed window to the rear. Radiator. Doors to built in wardrobes.

External

Front

You have a lawned garden. Side access. Private driveway parking for two vehicles leading to the integral double garage.

Another Aspect

View



Rear Garden



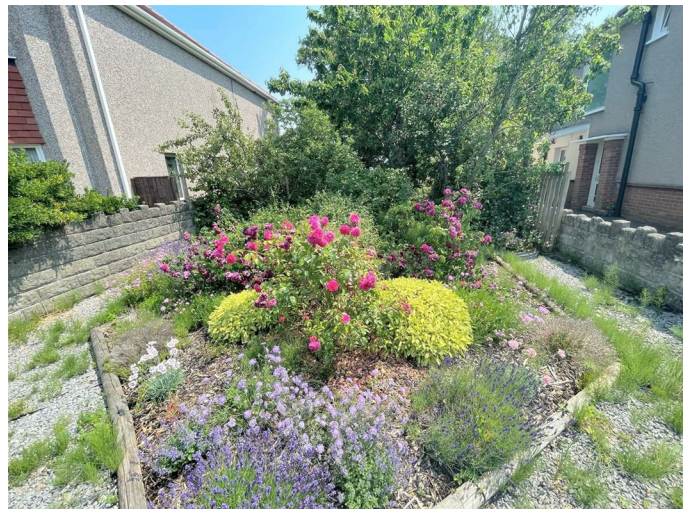
Rear

You have a patio seating area with ample room for tables and chairs. Pathway leading up to two further seating areas. Rear garden is home to a variety of flowers, trees and shrubs. Side access.

Rear Garden



Rear Garden



Rear Garden



Rear Aspect



Rear Garden



Council Tax Band

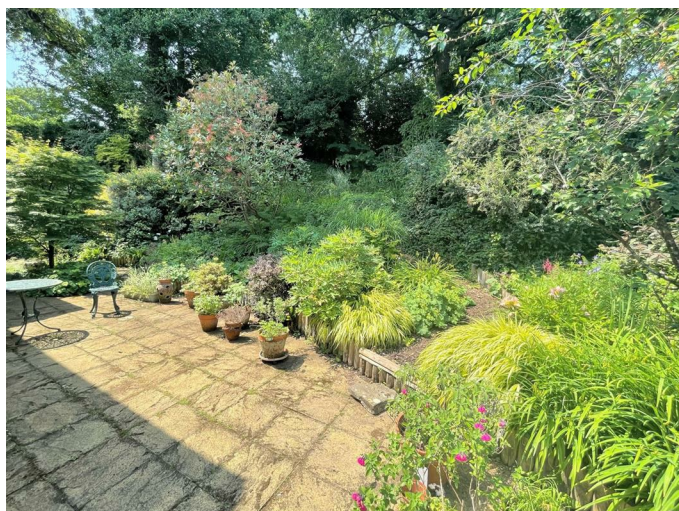
Council Tax Band: I

Annual Price: £4,159 (min)

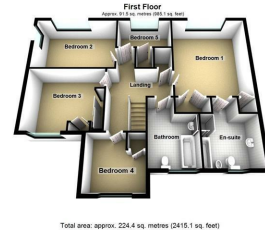
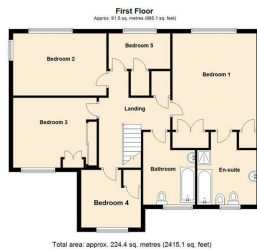
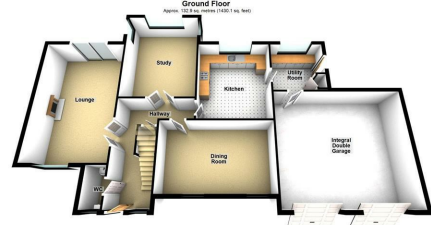
Tenure

Freehold.

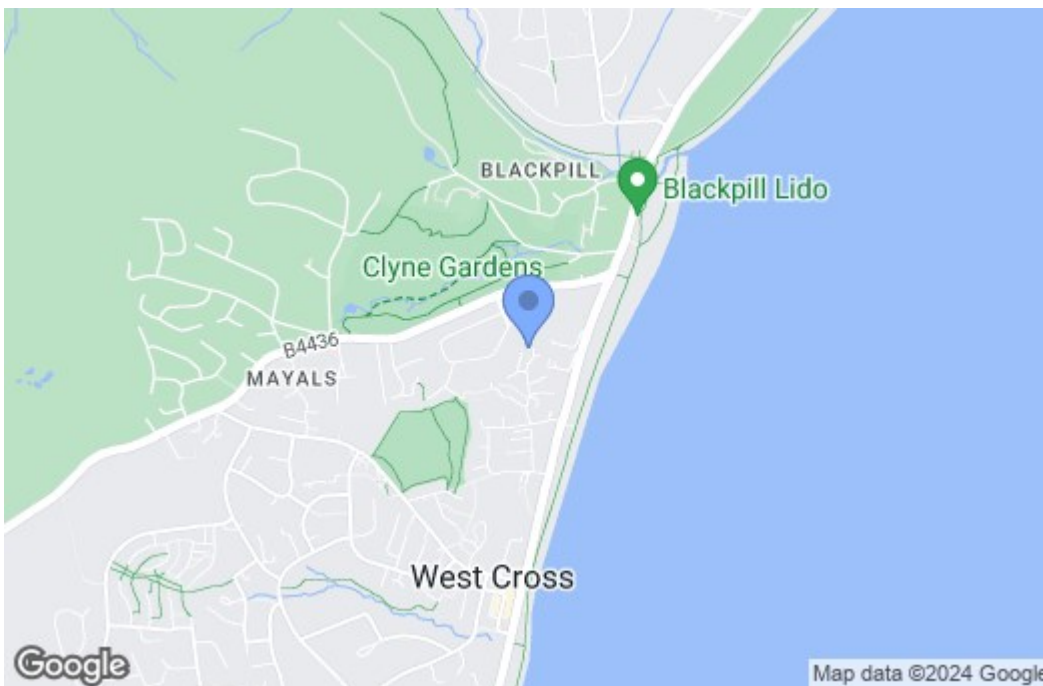
Rear Garden



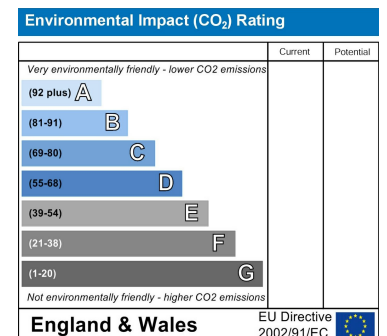
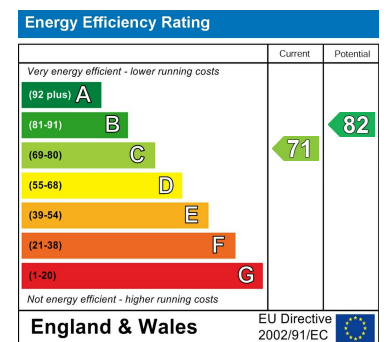
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.