



## 22 Caswell Road, Caswell, Swansea, City & County Of Swansea, SA3 4SD

**Offers In The Region Of £750,000**

Welcome to 22 Caswell Road, a captivating, extended 3 double-bedroom detached home that defies expectations with its spacious layout. Meticulously refurbished to a high specification, this lovely home offers a delightful blend of modern aesthetics and functional design. The highlight of the property is a stunning open-plan kitchen/living/dining room, complete with a large breakfast island and two sets of bifold doors that seamlessly connect to the spacious rear garden.

The interiors boast a flawless finish, characterised by walnut doors, oak flooring, anthracite radiators, throughout, and a cosy log burner in the living room. The main bedroom is a true retreat, featuring a remarkable open-plan en-suite adorned with a beautiful stand-alone bath and colorful tiles. While a beautifully appointed bathroom caters to the comfort of all occupants. The entire property has been rewired, replumbed and extended during 2023 and has planning permission granted for a second storey extension adding further potential. Planning Ref: 2019/2168/FUL

### Entrance

Via a hardwood door into the porch.

### Porch

With a door into the hallway. Cedar cladding storm porch with spotlights.

### Hallway



With doors to bedrooms. Door to the lounge. Door to the shower room. Door to the kitchen/breakfast room. Wall mounted radiator. Loft access.

**Lounge 13'7" x 15'4" (4.150 x 4.691)**



With a double glazed bay window to the front. Radiator. Feature wood burner set on slate hearth.

### Lounge



### Lounge



**Bedroom One 14'5" x 11'4" (4.399 x 3.478 )**



With a double glazed window to the side. Radiator. Free standing bathtub. Low level w/c. Wash hand basin. Spotlights. Extractor fan.

**Bedroom One**



**Bedroom One**



**Bedroom One**



**Bedroom Two 11'1" x 12'2" (3.387 x 3.721 )**



With a double glazed window to the side. Radiator.

### Bedroom Two



### Shower Room 8'4" x 6'0" (2.550 x 1.829 )

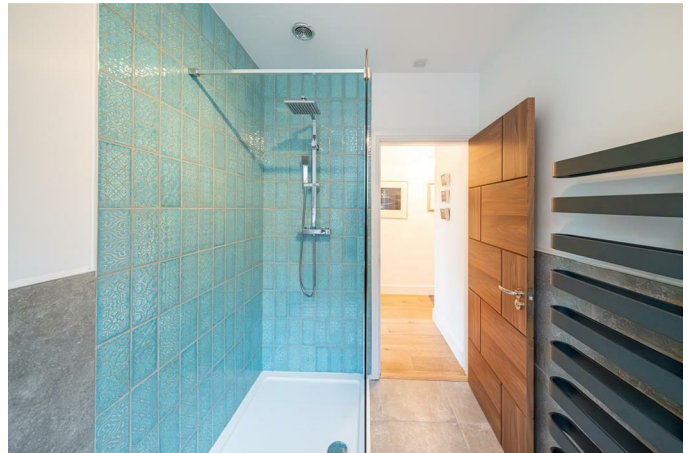


### Bedroom Three 12'3" x 13'3" (3.748 x 4.058 )



With a frosted double glazed window to the side. Beautifully appointed suite comprising; walk in shower with oversized shower head above. Low level w/c. Wash hand basin. Heated towel rail. Tiled floor. Part tiled walls. Extractor fan.

### Shower Room



With a double glazed bay window to the front. Radiator.

**Kitchen/Breakfast Room 14'1" x 26'7" (4.313 x 8.107)**



With two sets of double glazed bi-fold doors to the rear garden. Two wall mounted radiators. Spotlights. Well appointed kitchen fitted with a range of base and wall units, running work surface incorporating a stainless steel sink and drainer unit. Space for American style fridge/freezer. Integral oven & grill. Integral dishwasher. Central breakfast island housing a four ring hob.

**Kitchen/Breakfast Room**



**Kitchen/Breakfast Room**



**Kitchen/Breakfast Room**



**Kitchen/Breakfast Room**



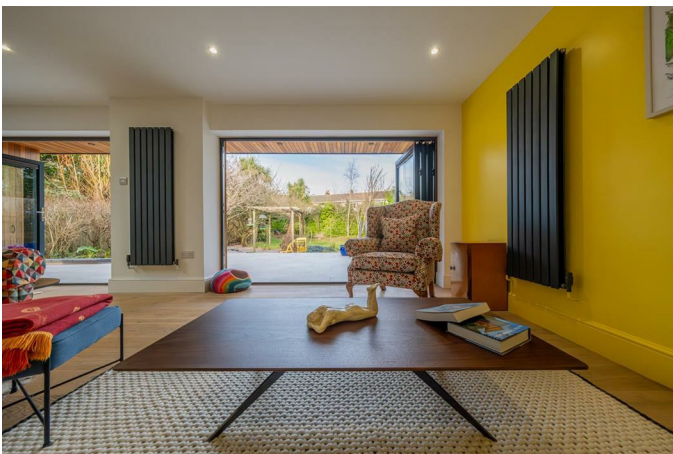
### Kitchen/Breakfast Room



### Kitchen/Breakfast Room



### Kitchen/Breakfast Room



### External

#### Front

You have private driveway parking for several vehicles. Side access on both sides of the property to the rear.

#### Aspect To The Front



#### Another Aspect



#### Aerial Aspect



### Aerial Aspect

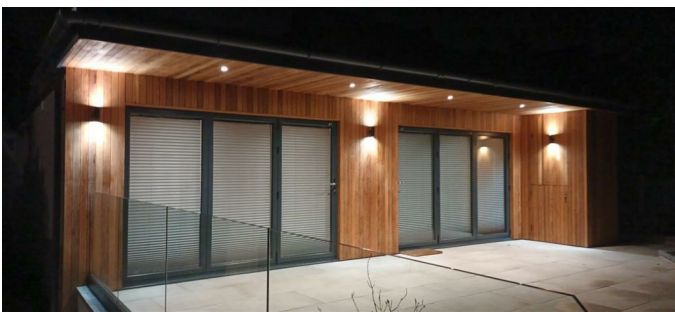


### Aerial Aspect

#### Rear

You have a beautiful rear garden that comprises; a raised patio seating area with porcelain tiles (measures 8m x 5m). Glass rail. Lawned garden home to a variety of shrubs, flowers & cherry & apple trees. The rear of the property has cedar cladding. Additional cedar lined built in cupboard housing boiler with plumbing for washing machine.

### Rear Aspect



### Rear Garden



### Rear Garden



### Rear Garden



### Rear Garden



### Rear Aspect



### Rear Garden



### Services

Mains electric. Mains sewerage. Mains water. Broadband type - Ultra fast fibre. Mobile phone coverage available with EE, Three, O2 & Vodafone.

### Agents Note

Flooding from surface water and small watercourses. Risk greater than 3.3% chance each year.

### Council Tax Band

Council Tax Band - G

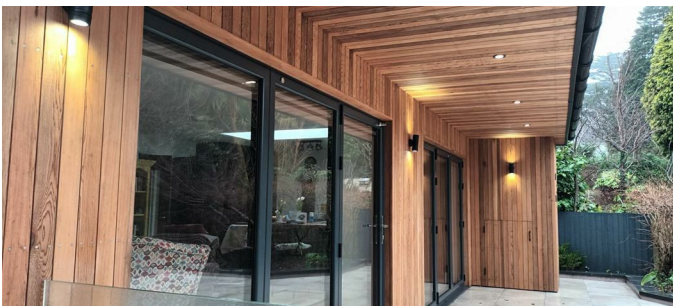
### Tenure

Freehold.

### Rear Aspect



### Rear Aspect





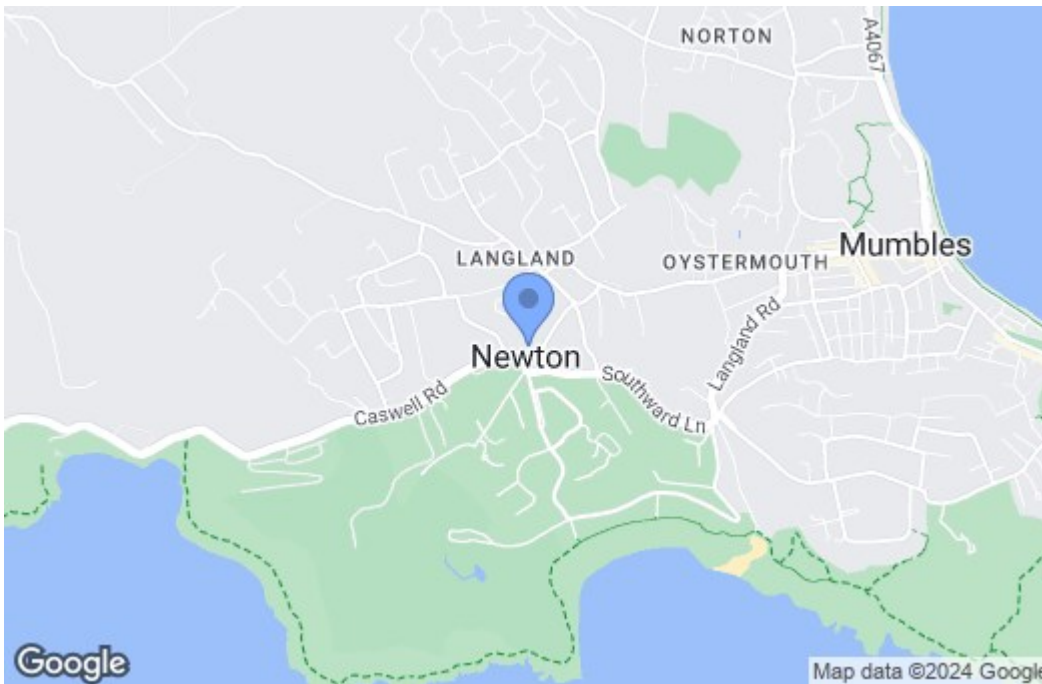
## Floor Plan



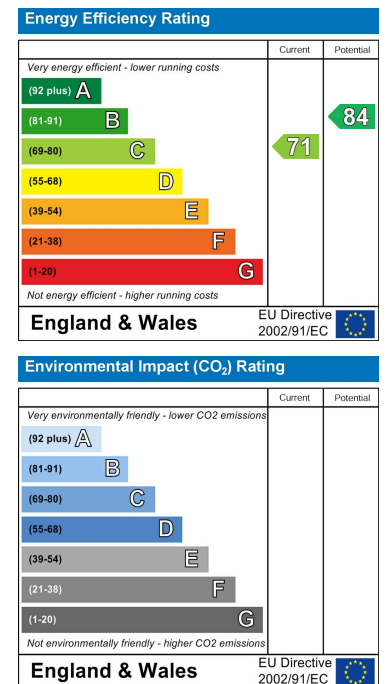
Total area: approx. 117.2 sq. metres (1261.2 sq. feet)

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Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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