



## 27 Long Shepherds Drive, Caswell, Swansea, City & County Of Swansea, SA3 4RP

**Offers Over £625,000**

Welcome to your dream coastal retreat nestled just a stone's throw away from the picturesque Caswell Bay, Langland Bay, and the prestigious Langland Bay Golf Club. This idyllic four-bedroom family home offers an unrivaled lifestyle of comfort, convenience, and natural beauty. With partial sea views to the rear, you'll enjoy the soothing sounds of the ocean waves and the refreshing sea breeze every day.

Key Features:

Ground Floor:



### Entrance

Via a frosted composite door with frosted double glazed side panels into the hallway.

### Hallway



With stairs to the first floor. Door to shower room. Door to sitting room. Door to the lounge. Door to the open plan kitchen/breakfast room. Tiled floor. Radiator.

### Shower Room 6'9" x 5'3" (2.061 x 1.603 )



Well appointed suite comprising; corner shower cubicle with oversized shower head above. Low level w/c. Wash hand basin. Chrome heated towel rail. Tiled floor. Tiled walls. Spotlights. Extractor fan.

### Sitting Room 12'5" x 10'1" (3.789 x 3.079)



With a double glazed window to the front. Radiator.

### Lounge 15'0" x 17'0" (4.576 x 5.196 )



With a set of double glazed French patio doors to the rear. Radiator. Feature fireplace housing a electric fire set on marble hearth with marble surround.

## Lounge



Open Plan Kitchen/Breakfast Room 20'9" x 16'5" (6.341 x 5.017 )



With a double glazed window to the side. Double glazed window to the rear. Set of double glazed French patio doors to the rear garden. Door to the utility room. A beautifully appointed kitchen fitted with a range of base and wall units, running marble work surface incorporating a five ring AEG induction hob with extractor hood over. AEG integral double oven & grill. Space for American style fridge/freezer. Central breakfast island with marble work surface incorporating a stainless steel sink and drainer unit with mixer tap over (mixer tap with boiling water

feature) Integral wine cooler. Integral AEG dishwasher. Radiator. Tiled floor.

## Open Plan Kitchen/Breakfast Room



## Open Plan Kitchen/Breakfast Room





### Open Plan Kitchen/Breakfast Room



### Open Plan Kitchen/Breakfast Room



### Utility Room 6'2" x 6'9" (1.882 x 2.066 )

With a door to the integral garage. Plumbing for washing machine. Radiator.

### Integral Garage 16'4" x 9'9" (4.985 x 2.981 )

With a double glazed window to the side. 'up & over' door. Space for tumble dryer. Power and light.

### First Floor

#### Landing

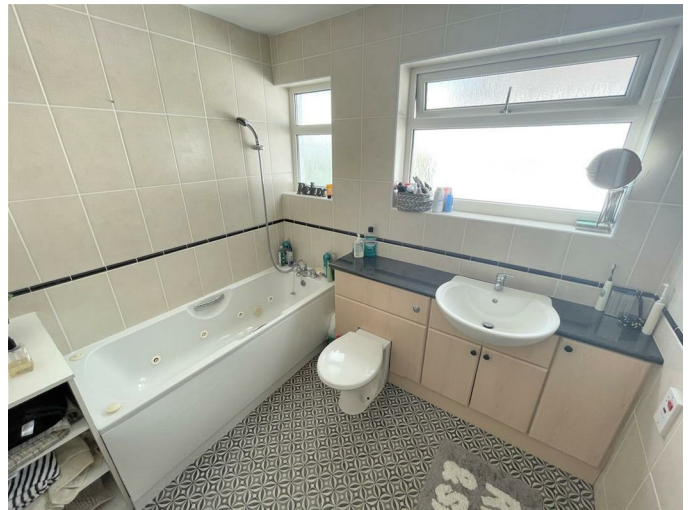
You have doors to bedrooms. Door to bathroom. Loft access.

### Bathroom 7'0" x 10'11" (2.141 x 3.330)



With two frosted double glazed windows to the side. Well appointed bathroom suite comprising; walk in shower cubicle. Bathtub. Low level w/c. Wash hand basin. Spotlights. Chrome heated towel rail.

### Bathroom



### Bedroom One 13'4" x 11'4" (4.079 x 3.469 )



With a double glazed window to the rear offering partial sea views. Radiator. Sliding doors to fitted wardrobes.

### Bedroom One



### View



### Bedroom Two 10'0" x 16'0" (3.069 x 4.882 )



With a double glazed window to the front. Radiator. Sliding doors to fitted wardrobes.



### Bedroom Two



### Bedroom Three 10'6" x 8'7" (3.202 x 2.623 )



With a double glazed window to the rear offering partial sea views. Radiator.

### Bedroom Four 10'4" x 9'7" (3.164 x 2.930 )



With a double glazed window to the front. Radiator. Doors to built in storage cupboards.

#### External

##### Front

You have private driveway parking for two vehicles leading to the integral garage. Side access.

##### Another Aspect



##### Rear

You have a patio seating area with ample room for tables and chairs. Lawned garden home to a variety of flowers, trees and shrubs. Side access.



Rear Garden



Rear Garden



Rear Garden



Rear Garden



## Area



### Agents Note

The property benefits from having solar panels. The vendor is in the process of purchasing them.

### Council Tax Band

Council Tax Band - G

Council Tax Estimate - £2,971

### Tenure

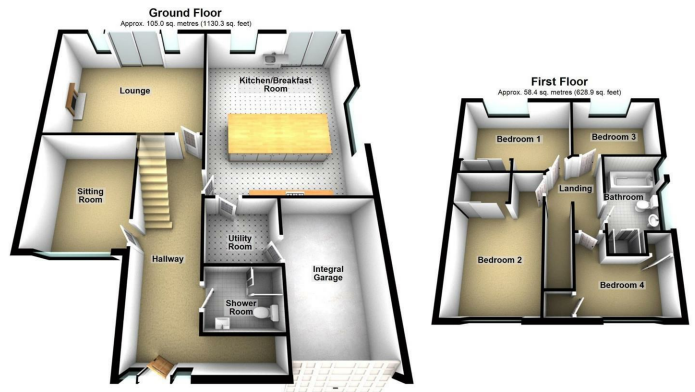
To be confirmed.



# Floor Plan

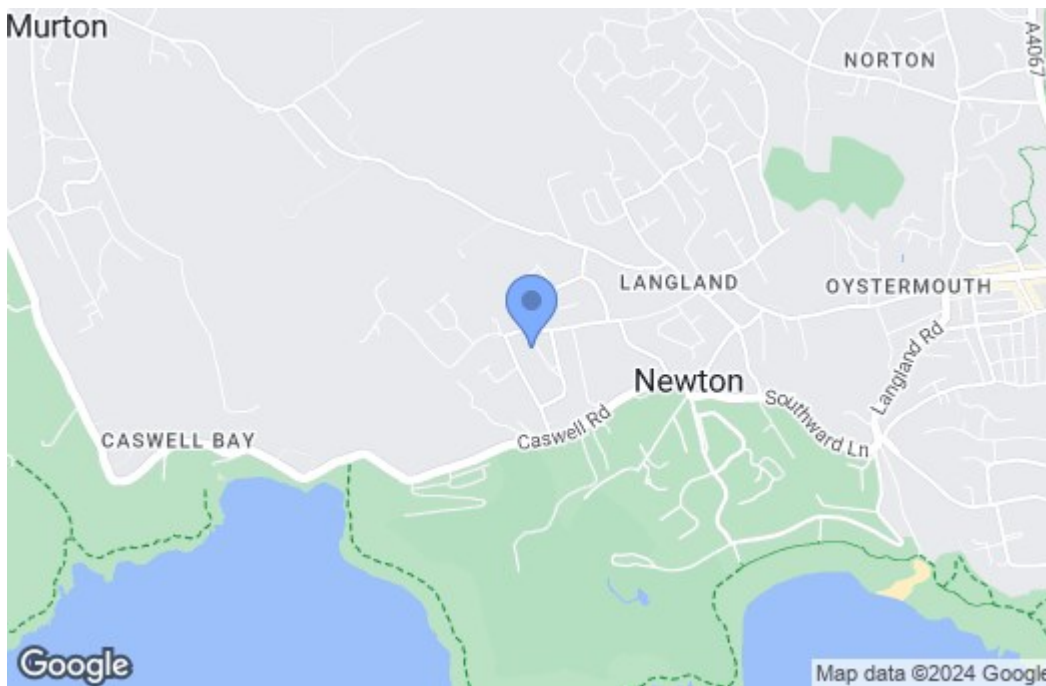


Total area: approx. 163.4 sq. metres (1759.2 sq. feet)  
Illustration for identification purposes only. Measurements are approximate, not to scale. Plan produced using PlanIt.

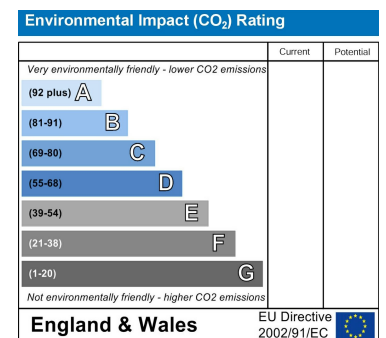
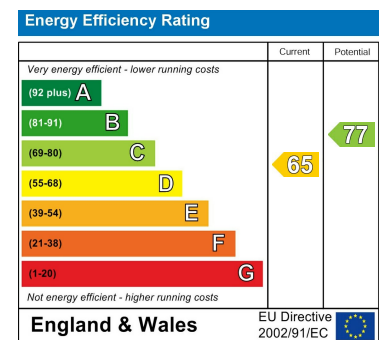


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# Area Map



# Energy Efficiency Graph



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