

Highmead Groves Avenue, Langland, Swansea, City & County Of Swansea, SA3

Offers Over ~~1.4M~~ **£1,000,000**

Welcome to Highmead, Groves Avenue. An exquisite three-bedroom detached family home with an attic room, nestled in the heart of one of Wales' most prestigious streets. This exceptional residence showcases the epitome of luxury living, boasting over 3200 square feet of well-appointed living space. Offered for sale with no onward chain, this property presents an opportunity to embrace a life of opulence and style.

As you approach the property, the grandeur of Groves Avenue becomes apparent, with its tree-lined streets and a sense of tranquility that permeates the neighborhood. The captivating sea views of Swansea Bay serve as a daily reminder of the stunning location in which this home resides.

The ground floor of the home encompasses a versatile range of living spaces, ensuring that every aspect of your family's lifestyle is accommodated. A dedicated study offers the perfect space for remote work or quiet

Entrance

Via a hardwood door into the porch.

Porch

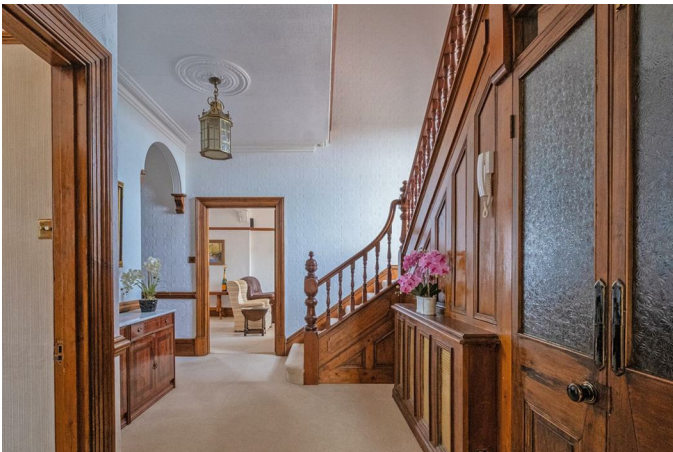
With a set of hardwood doors to the under stairs storage. Frosted glazed hardwood doors to the hallway.

Hallway



With stairs to the first floor. Radiator. Door to the sitting room. Door to the drawing room. Door to the lounge. Door to the study. Door to the cloakroom.

Hallway



Sitting Room 17'4" x 11'9" (5.289 x 3.590)



With double glazed hardwood sash bay windows to the front. Glazed hardwood doors to the inner hall. Radiator. Feature fireplace.

Sitting Room



Drawing Room 13'9" x 21'6" (4.215 x 6.572)



With a set of double glazed hardwood doors to the rear seating area. Double glazed sash windows to the side offering sea views. Glazed hardwood door to the inner hall. Feature wood burner set on tiled hearth. Feature coving. Two radiators.

Drawing Room



Inner Hall

With original quarry tiled flooring. Double glazed hardwood sash windows to the side.

Study 11'8" x 6'4" (3.559 x 1.933)

With a double glazed sash window to the rear. Radiator.

Cloakroom 7'9" x 3'10" (2.367 x 1.170)

With a frosted double glazed sash window to the rear.

Suite comprising; low level w/c. Wash hand basin. Tiled walls.

Lounge 24'8" x 13'6" (7.529 x 4.123)



With a double glazed hardwood sash bay window to the front. Double glazed hardwood sash window to the rear. Two radiators. Feature gas fire set on tiled hearth with wood surround. Double glazed hardwood sash window to the side. Two ceiling roses. Coving. Door to the open plan kitchen/breakfast room.

Lounge



Lounge



Lounge



Open Plan Kitchen/Breakfast Room 21'3" x 20'4" (6.490 x 6.199)



With a set of double glazed bi-fold doors to the seating area. Double glazed window to the rear. Frosted double glazed window to the rear. Beautifully appointed kitchen fitted with a range of base and wall units, running work surface incorporating a one and a half bowl sink (with food waste disposal) and drainer unit. Five ring Neff gas hob with extractor hood over. Neff oven & grill. Integral dishwasher. Space for American style fridge/freezer. Central breakfast island. Part tiled walls. Tiled floor. Spotlights. Speaker system. Ceiling vents.

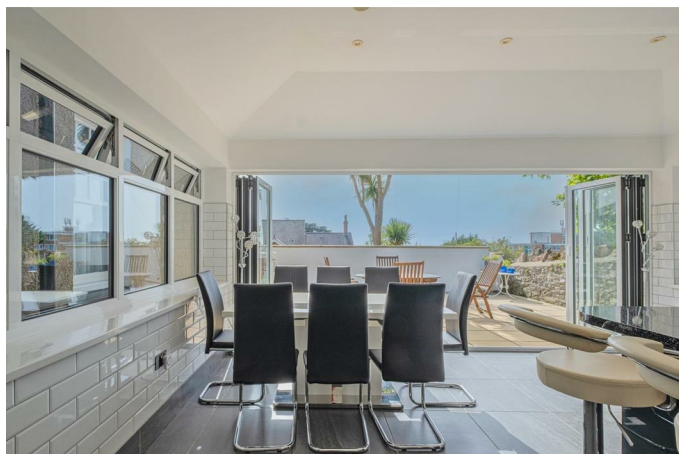
Open Plan Kitchen/Breakfast Room



Open Plan Kitchen/Breakfast Room



Open Plan Kitchen/Breakfast Room

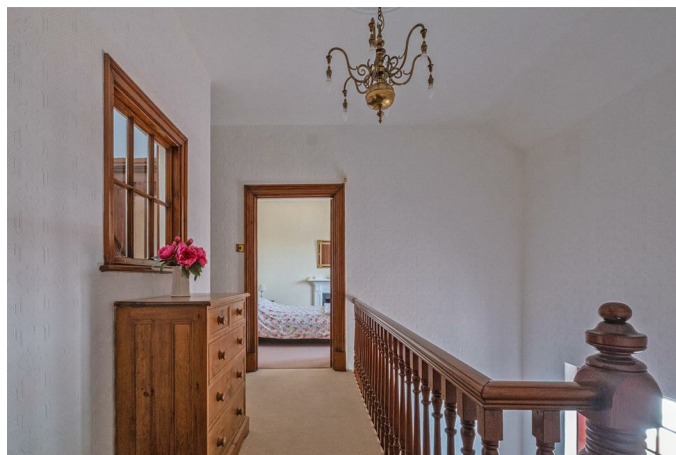


Utility Room

With a sink. Plumbing for washing machine.

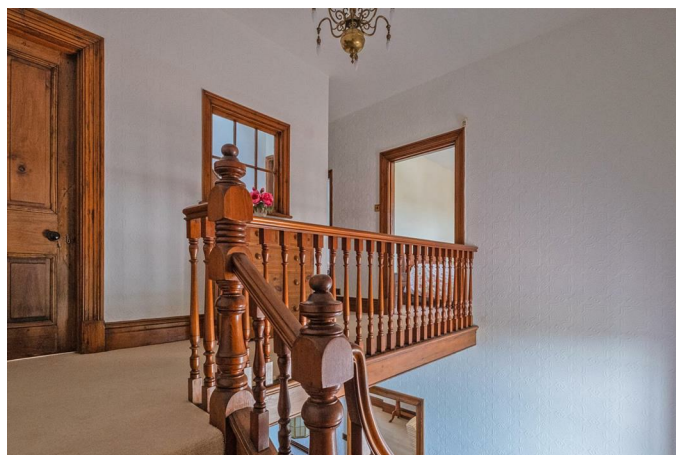
First Floor

Landing



With a double glazed hardwood sash window to the front offering partial sea views. Stairs to the attic room. Doors to bedrooms. Door to the bathroom. Door to the w/c.

Landing



Bedroom One 14'0" x 16'3" (4.282 x 4.954)



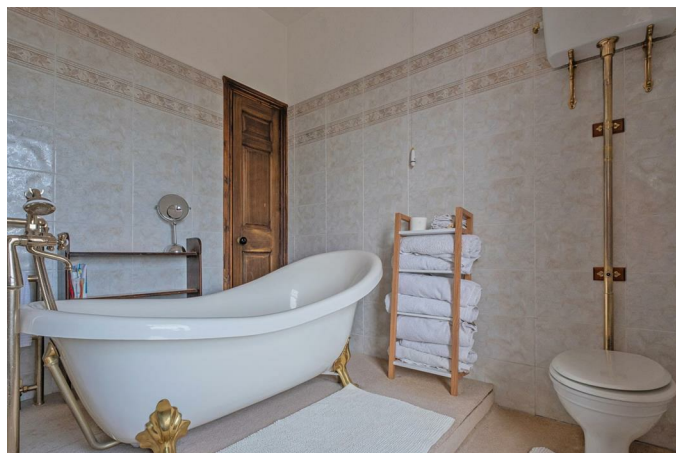
With a set of double glazed hardwood sash windows to the side boasting panoramic sea views. Two radiators. Door to en-suite. Feature fireplace.

En-Suite 11'3" x 11'9" (3.446 x 3.584)



With a frosted double glazed hardwood sash window to the front. Door to storage cupboard. Suite comprising; corner shower cubicle. Free standing bathtub. Low level w/c. Wash hand basin.

En-Suite



Bedroom Two 13'0" x 13'1" (3.977 x 4.003)



With a set of double glazed hardwood sash windows to the front offering sea views. Feature fireplace. Radiator.

Bedroom Three 11'2" x 13'1" (3.406 x 4.003)



With a double glazed hardwood sash window to the side. Radiator.

Bedroom Three



W/C 6'3" x 2'10" (1.914 x 0.872)

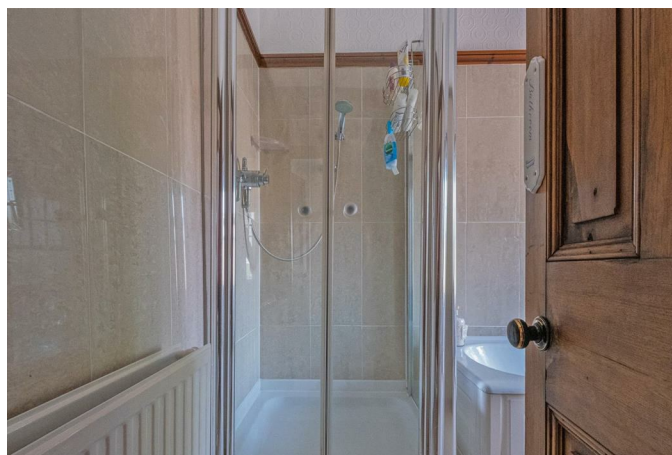
With a frosted double glazed hardwood sash window to the rear. Low level w/c. Radiator. Tiled walls.

Bathroom 9'9" x 6'5" (2.985 x 1.968)



With a frosted double glazed hardwood sash window to the rear. Suite comprising; corner shower cubicle. Bathtub. Wash hand basin. Radiator. Tiled walls.

Bathroom



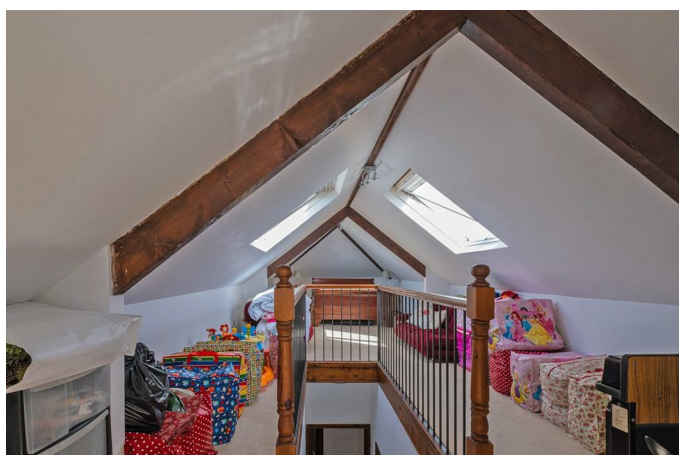
Second Floor

Attic Room 38'6" x 5'0" (11.736 x 1.533)



With Velux roof windows to the side boasting panoramic sea views. Two radiators. Wash hand basin.

Attic Room



View



External

Aerial Aspect



Front



You have private entry via electric gates leading onto the block paved driveway offering parking for several vehicles.

Another Aspect



Another Aspect



Another Aspect



Seating Area



With ample room for tables and chairs. Outdoor lighting. Sea views.

Seating Area



Council Tax Band

Council Tax Band - I

Council Tax Estimate - £4,159

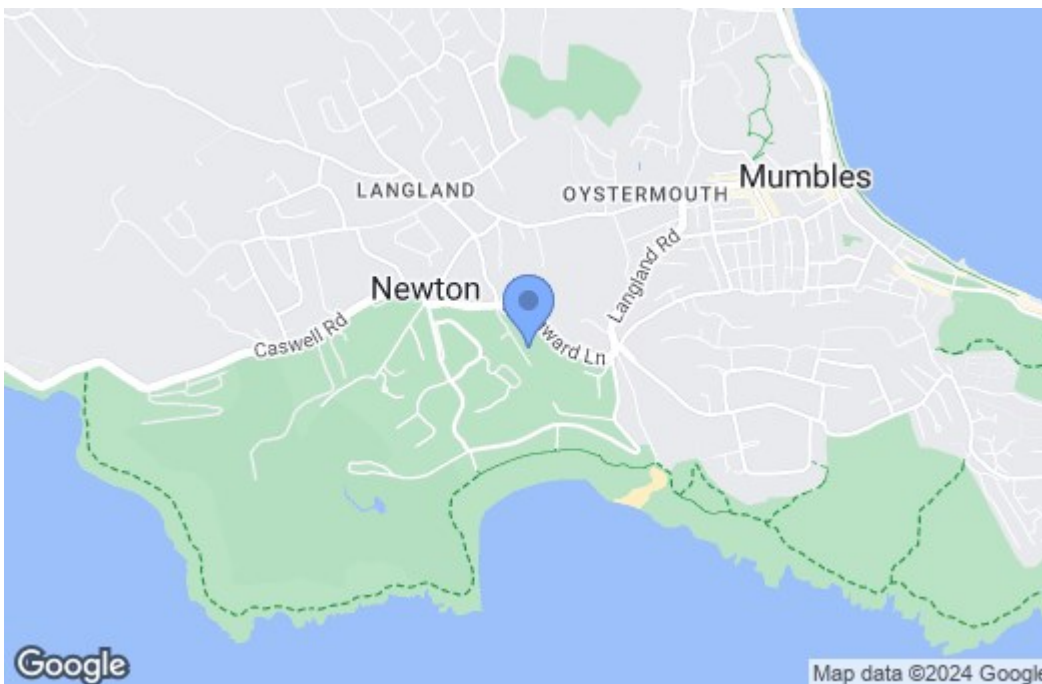
Tenure

Freehold.

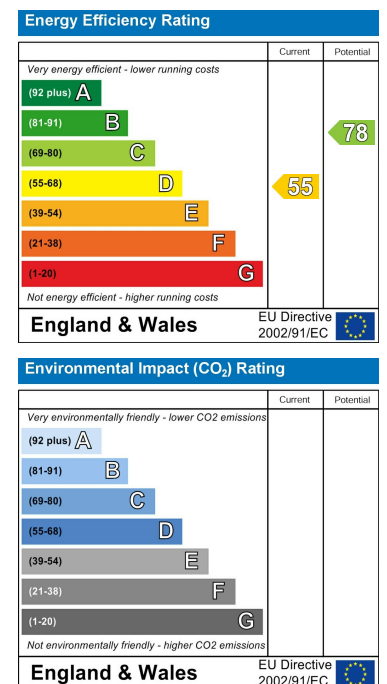
Floor Plan



Area Map



Energy Efficiency Graph



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