

4 Buttercup Court,
West Cross, Swansea,
City & County Of
Swansea, SA3 5RY



5



3



3



4 Buttercup Court, West Cross, Swansea, City & County Of Swansea, SA3 5RY

Offers Over
£699,995



Situated in the desirable Buttercup Court, this impressive five-bedroom detached family home sits on a generous plot of 0.12 acres, offering ample space both inside and out. With a floor area of 2211.70 sq ft, the property provides the perfect setting for comfortable family living.

Upon entering, you are welcomed into a spacious hallway that leads to a cloakroom and a large lounge featuring a vaulted ceiling. The lounge opens into a bright conservatory, creating an ideal space for relaxation. The ground floor also comprises a study, a well-appointed kitchen/breakfast room, and a convenient utility room.

Upstairs, the first floor boasts five well-proportioned bedrooms. The master bedroom, with its vaulted ceiling, benefits from an en-suite bathroom. Bedrooms two, three, four, and five share access to a family bathroom and an additional shower room, offering plenty of space for a large family.

Externally, the property features private driveway parking for two vehicles, leading to a garage. The rear garden is a true highlight, with a beautifully maintained lawn bordered by a variety of flowers and shrubs. The outdoor space also includes side access, a patio seating area, and a raised patio area, perfect for outdoor dining and entertaining.

This spacious family home in Buttercup Court offers an excellent opportunity for those seeking a stylish, well-maintained property with ample living and outdoor space.



Entrance

Via a composite door into the hallway.

Hallway

With stairs to the first floor. Doors to the lounge. Door to the study. Doors to the dining room. Door to the cloakroom. Door to the kitchen/breakfast room. Radiator.

Cloakroom

6'3" x 3'11"

With a frosted double glazed window to the side. W/C. Wash hand basin. Tiled floor. Radiator.

Lounge

19'2" x 13'7"

With a set of double glazed windows to the front. Beautiful vaulted ceiling with exposed beams. Two radiators. Feature gas fire set on stone hearth with stone surround. Double glazed doors to the conservatory.

Lounge

Lounge

Garden Room

14'9" x 12'7"

With a set of double glazed windows to the rear. Double glazed PVC door to the rear. Set of bi fold doors to the rear. Tiled floor. Spotlights.

Study

8'9" x 8'11"

With a set of double glazed windows to the rear. Radiator.

Dining Room

10'0" x 17'10"

With a set of double glazed windows to the front. Double glazed windows to the side. Two radiators.

Dining Room

Kitchen/Breakfast Room

11'8" x 17'10"

With a set of double glazed windows to the rear. Double glazed patio doors to the rear. Door to the utility room. Radiator. Tiled floor. Spotlights. The kitchen is well appointed and fitted with a range of base and wall units, running marble work surface incorporating a one and a half bowl sink and drainer unit. Five ring Neff gas hob. Extractor hood over. Integral dishwasher. Integral microwave. Integral oven & grill.

Kitchen/Breakfast Room

Kitchen/Breakfast Room

Kitchen/Breakfast Room

Utility Room

5'2" x 6'9"

With a door to the side. Running work surface incorporating a sink and drainer unit. Plumbing for washing machine. Space for tumble dryer. Tiled floor. Radiator.

First Floor

Landing

With a door to the bathroom. Door to the shower room. Doors to bedrooms. Door to airing cupboard. Radiator.

Bedroom One

12'4" x 14'5"

With a set of double glazed windows to the front. Doors to built in wardrobes. Door to en suite. Radiator.

Bedroom One

Bedroom One

En-Suite

4'8" x 10'3"

With a frosted double glazed window to the rear. Underfloor heating. Radiator. Large walk in shower with oversized shower head above. W/C. Wash hand basin. Spotlights. Extractor fan.



Bedroom Two

12'0" x 8'4"

With a set of double glazed windows to the front. Double glazed windows to the rear. Two radiators.

Bedroom Two**Bedroom Two****Bedroom Three**

12'0" x 16'3"

With a set of double glazed windows to the front. Radiator. Doors to built in wardrobes.

Bedroom Four

11'1" x 9'5"

With a set of double glazed windows to the rear. Radiator. Doors to built in wardrobes.

Bedroom Four**Bedroom Five**

8'7" x 8'2"

With a set of double glazed windows to the rear. Radiator.

Bathroom

6'4" x 10'7"

With a set of frosted double glazed windows to the rear. Suite comprising; corner shower cubicle with oversized shower head above. Bathtub. W/C. Wash hand basin. Chrome heated towel rail. Tiled floor. Spotlights.

Shower Room

5'4" x 8'2"

With a set of frosted double glazed windows to the rear. Suite comprising; corner shower cubicle with oversized shower head above. W/C. Wash hand basin. Chrome heated towel rail. Tiled floor. Spotlights.

External**Front**

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

Aerial Aspect**Aerial Aspect****Aerial Aspect****Another Aspect****Garage**

Via a 'up & over' door. Power and light. Frosted glazed hardwood door to the side.

Rear

You have a lawned garden home to a variety of flowers and shrubs. Side access. Patio seating area. Raised patio seating area.

Rear Garden**Services**

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

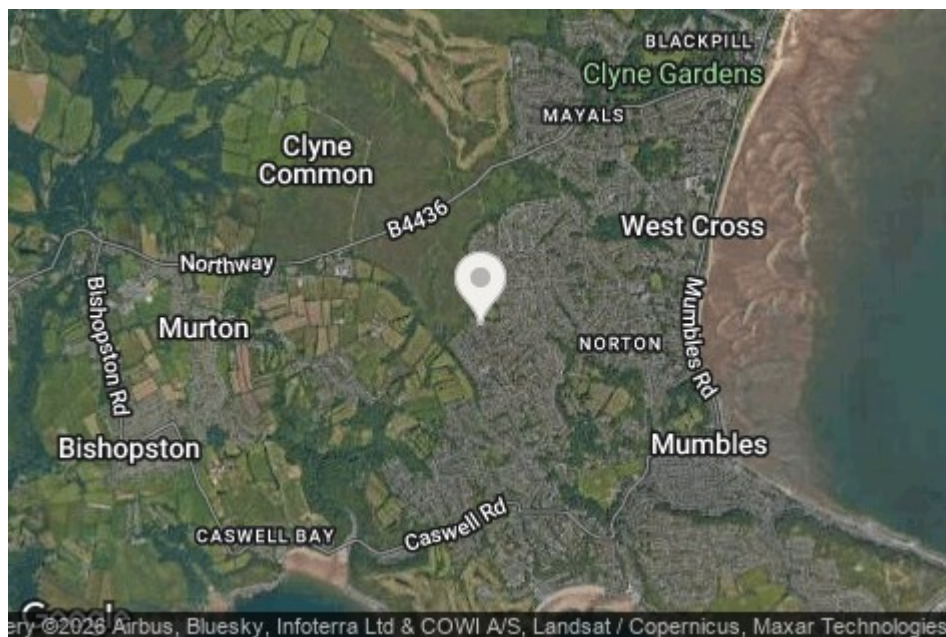
Council Tax Band

Council Tax Band - G

Tenure

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	68	77
EU Directive 2002/91/EC		
England & Wales		

Total area: approx. 205.5 sq. metres (2211.7 sq. feet)

Astleys use all reasonable endeavours to supply accurate property information in line with the consumer protection from unfair trading regulations 2008. These property details do not constitute any part of the offer or contract and all measurements are approximate. The matter in these particulars should be independently verified by prospective purchasers and it should not be assumed that property has all the necessary building regulations and planning permissions. Any heating, services and appliances have not been checked or tested. These plans are not to scale and are for illustrative purposes only. Plans produced using Planity.