



## Oakleigh Wernffrwd, Llanmorlais, Swansea, SA4 3TY

**£475,000**

Set in the sought-after village of Wernffrwd, Llanmorlais, this detached home occupies approximately 0.42 acres and offers living space with excellent potential for modernisation. The ground floor comprises an entrance hall leading to a lounge, alongside a kitchen and dining room that provide an ideal setting for family life and entertaining.

The first floor features three bedrooms and a family bathroom, while the second floor hosts a attic room with four skylight windows, suitable for a study, playroom or additional living space.

Externally, the property benefits from a substantial rear garden with a versatile summer house offering a reception area, kitchenette, bathroom and three further rooms, making it well suited for guests or independent use. Additional highlights include a garage with storage above, a large lawned garden and a double-gated driveway providing ample parking.

Conveniently positioned on the picturesque Gower Peninsula with transport links nearby, the property presents a fantastic opportunity for buyers seeking a spacious home in a desirable location that would benefit from some updating and personalisation.

## The Accommodation Comprises

### Ground Floor

#### Entrance Hall

Entered via door to front, staircase leading to first floor, dado rail, tiled flooring.

#### Lounge 12'10" x 12'1" (3.91m x 3.68m)



Wood framed single glazed bay window to front, fireplace, coving to ceiling, fitted carpet, radiator.

#### Kitchen / Dining Room 17'8" x 11'1" (5.38m x 3.39m)



Fitted with wall and base units with worktop space over, 1 bowl resin based, space for fridge/freezer, dishwasher and cooker. Wood framed single glazed bay window to front and rear, fireplace, floorboards, two radiators, door leading to garden.

## Another Aspect Of The Kitchen / Dining Room



#### Rear Porch

Door leading to rear garden, tiled flooring, cupboard.

#### Pantry Cupboard 4'6" x 8'7" (1.37m x 2.61m)



Could be used as a utility room Wood framed single glazed window to rear, tiled flooring, radiator.

#### First Floor

##### Landing

Wood framed single glazed window to rear, coving to ceiling, dado rail, fitted carpet.

**Bedroom 1 11'4" x 13'7" (3.45m x 4.14m)**



Wood framed single glazed window to front, three fitted wardrobes, fitted carpet, radiator.

**Bedroom 2 10'7" x 13'9" (3.22m x 4.19m)**



Wood framed single glazed window to front, fitted carpet, radiator, staircase leading to attic room.

**Bedroom 3 6'11" x 8'11" (2.11m x 2.72m)**



Wood framed single glazed window to rear, fitted carpet, radiator.

**Bathroom 8'7" x 6'0" (2.63m x 1.83m)**



Fitted four piece suite comprising a bath, wash hand basin, bidet and WC. Wood framed single glazed window to rear, half tiled walls, dado rail.

**Second Floor**

### Attic Room



Four skylight windows.

### External

Set on approximately 0.42 acres the property is accessed via a gated entrance that opens onto a spacious driveway, which continues along the side of the home and leads to the rear.

The expansive rear garden is mainly laid to lawn, offering ample space for outdoor activities, relaxation or entertaining. In the garden sits a summer house, currently used by the owner to accommodate guests, providing a versatile and private retreat.

### Garage

Wood framed double glazed window to rear, up and over door to front, access to garage attic space with skylight windows

### Garage Attic Space



### SUMMER HOUSE



**Summer House Reception Room 12'5" x 19'3" (3.78m x 5.86m)**



Wood-framed double glazed window to the rear and three wood-framed double glazed windows to the side. There is also a small kitchenette area, offering added convenience.

**Summer House Bedroom 1 9'11" x 9'5" (3.03m x 2.87m)**



Wood framed double glazed window to side, electric storage heater.

**Summer House Bedroom 2 7'6" x 9'6" (2.28m x 2.89m)**



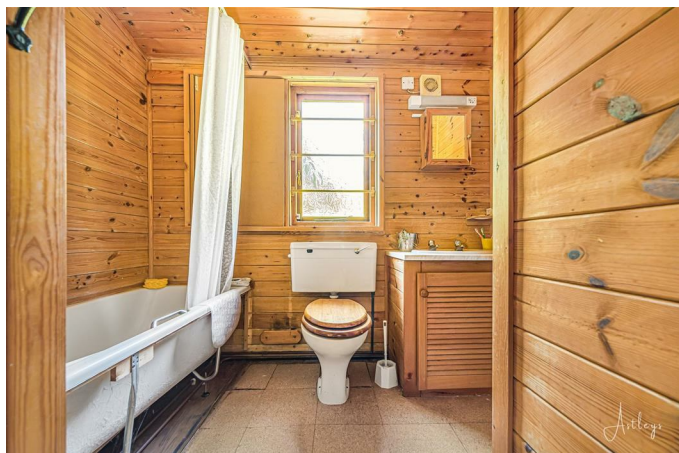
Wood framed double glazed window to side, cupboard, electric storage heater.

**Summer House Bedroom 3 7'3" x 9'5" (2.22m x 2.87m)**



Wood framed double glazed window to side, electric storage heater.

### Summer House Bathroom 7'8" x 4'4" (2.35m x 1.33m)



Fitted three piece suite comprising a bath, wash hand basin and WC. Wood framed frosted single glazed window to side, cork tiled flooring.

### Rear Garden



### Aerial Images



### Agents Note

Tenure - Freehold

Council Tax Band - E

Services - Mains electric, Mains sewerage, Oil Central Heating, Mains water.

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 3 Mbps Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky

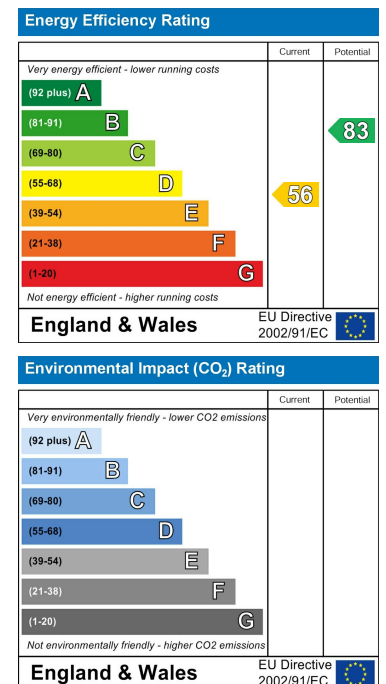
# Floor Plan



# Area Map



# Energy Efficiency Graph



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