



GENERAL INFORMATION

Situated on the highly desirable Parc Wern Road, this substantial detached family home enjoys a prime location within walking distance of Singleton Park and Swansea University, whilst also offering easy access to Uplands, Swansea Bay Beach and highly regarded local schools within the catchment area.

Arranged over three floors, the property offers spacious and versatile accommodation, including a self-contained granny annexe at basement level, ideal for multi-generational living or independent accommodation.

The main house comprises an entrance porch leading into a hallway with a lift installed approximately four years ago, providing access to the first-floor landing. The ground floor accommodation includes a cloakroom, bay-fronted lounge, central sitting room and rear-facing dining room, offering flexible reception space. The fitted kitchen/breakfast room opens into a bright sky conservatory overlooking the garden.

To the first floor are four well-proportioned bedrooms, including a spacious principal bedroom with an en-suite bathroom featuring both a bath and separate shower enclosure. An additional shower room completes the first-floor accommodation.

The self-contained annexe located at the lower ground level, includes a lounge/dining room, fitted kitchen, bedroom and shower room.

Externally, the property benefits from gardens to the front and rear, with a driveway leading to the rear and an integral tandem garage providing ample parking and storage. The property also benefits from a lift situated within the garden, in addition to the internal lift, enhancing accessibility throughout the home and outdoor space.

This impressive home combines generous accommodation, flexibility and a sought-after location. Viewing is highly recommended.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE PORCH

HALLWAY

CLOAKROOM

LOUNGE

17'0" into bay x 13'10" max (5.20m into bay x 4.24m max)

SITTING ROOM

15'7" x 13'11" (4.77m x 4.25m)

DINING ROOM

13'2" x 12'4" (4.03m x 3.76m)

KITCHEN/BREAKFAST ROOM

18'8" x 11'11" (5.69m x 3.65m)

SKY CONSERVATORY

18'7" x 11'9" (5.68m x 3.59m)

LEAN TO STORAGE



FIRST FLOOR

LANDING

BEDROOM 1

15'8" x 13'10" (4.80m x 4.23m)

EN-SUITE BATHROOM

BEDROOM 2

17'0" into bay x 13'10" max (5.20m into bay x 4.24m max)

BEDROOM 3

11'0" x 9'9" (3.37m x 2.98m)

BEDROOM 4

10'10" x 8'11" (3.32m x 2.74m)

SHOWER ROOM

LOWER GROUND FLOOR - GRANNY ANNEX

LOUNGE/DINING ROOM

16'8" x 11'10" (5.10m x 3.61m)

KITCHEN

11'5" x 8'9" (3.50m x 2.69m)

SHOWER ROOM

BEDROOM

11'0" x 9'2" (3.36 x 2.81)

STORAGE ROOM

15'1" x max x 7'10" max (4.60m x max x 2.40m max)

TANDEM GARAGE

18'0" x 12'5" (5.49m x 3.81m)

EXTERNAL

TENURE

FREEHOLD

EPC RATING

C

COUNCIL TAX BANDING

G

SERVICES

MAINS gas, electric, water (metered).

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as we cannot confirm availability.