



Groveswood Groves Avenue

Langland, Swansea, SA3 4QF

Asking Price £1,750,000



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Let us now take a look in more detail...

After travelling through the sought-after area of Langland and along Groves Avenue, inviting double gates, complete with lighting, welcome you onto the attractive brick-paved driveway. Providing parking for multiple vehicles and lined with raised flower beds, the approach offers a lovely introduction to Grovewood. From the moment you arrive, you will appreciate the home's peaceful surroundings and prime position within this highly desirable coastal location.

Step Inside...

Stepping inside, you are welcomed into an impressive entranceway, where double-height ceilings immediately create a wonderful sense of space. A naturally bright space thanks to the Velux windows and frosted windows positioned alongside the front door. This area enjoys wooden flooring, spotlights and feature central lighting. Your eyes are naturally drawn upwards towards the attractive gallery landing, which overlooks the entranceway. This central hub provides access to the principal living accommodation, along with a useful ground-floor WC and cloak cupboard, ideal for keeping coats and shoes neatly out of sight.

Conveniently positioned off the entranceway, the ground-floor WC is furnished with a WC, wash basin with useful storage beneath, wooden flooring, tiled walls, spotlighting and a frosted window.

15'2" x 7'0" (4.64 x 2.15)

Situated to the front of the home, the study enjoys a large window overlooking the front courtyard. Currently utilised as a home office, this versatile room could equally serve as a playroom, additional sitting room or a space tailored to suit your individual needs. The room is finished with wooden flooring and benefits from fitted shelving.

23'1" x 15'3" (7.05 x 4.65)

The beautifully bright lounge is a wonderfully peaceful space in which to relax and unwind, with an abundance of natural light flooding through the array of windows and double doors leading out to the garden. From here, lovely sea views can be enjoyed through the mature trees, creating a tranquil and private outlook. Generously proportioned, the room features wooden flooring, high ceilings with attractive exposed beams, spotlighting and a lovely wood burner set upon a slate hearth, creating a striking focal point. Folding doors open into the dining room, allowing the two spaces to be connected when entertaining or enjoying family time.

13'0" x 11'1" (3.97 x 3.40)

Another beautifully bright room, the dining room enjoys double glass doors opening out to the rear, flanked by windows which frame lovely views across the garden and towards the sea. The room is laid with wooden flooring and benefits from wall and central lighting, along with a feature ceiling rose.

12'10" x 11'1" 22'0" x 10'4" (3.92 x 3.40 6.72 x 3.15)

Undoubtedly the heart of the home, this stunning open-plan kitchen, breakfast and family room offers a wonderful connection between indoor and outdoor living. Flooded with an abundance of natural light through its triple-aspect windows and two sets of bi-fold doors, the space enjoys beautiful views across the garden and towards the sea, framed by mature trees and greenery. The kitchen and breakfast area is fitted with a range of wall and base units topped with granite work surfaces. At its heart is a kitchen island providing additional storage, granite worktops, a large Belfast sink with adjustable tap, an Electrolux dishwasher and a breakfast bar capable of accommodating four stools. Further features include an AGA cooker with extractor fan above, a slimline cooler and space for a generous fridge/freezer. The kitchen area is laid with striking black Welsh slate tiles.

The family area offers wooden flooring, whilst the entire space benefits from spotlighting. The vaulted ceiling within the family area is enhanced by a feature chandelier, and there is ample room to accommodate both a dining table and comfortable seating, creating a fantastic space for everyday family life and entertaining. From here, access is provided into an inner hallway, whilst a further doorway leads to a stairway giving access to two additional versatile rooms. From the foot of the stairway, there is also access out to the front of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 points) A			
(81-91) B			
(69-80) C		70	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

England & Wales

EU Directive 2002/91/EC