



The Moorings Beach Road, Swansea, SA4 3YN
Offers Over £400,000

DETACHED THREE BEDROOM offering a practical layout suited to modern family living, centred around an open-plan living/dining room and a versatile second reception room currently used as a snug or guest bedroom. The ground floor also comprising the hallway, WC and a fitted kitchen with integrated appliances. The kitchen is complemented by a separate utility room, accessed via a covered walkway from the rear porch. While upstairs comprises three bedrooms, a family bathroom and an en-suite shower room, with fitted wardrobes to bedrooms one and two. Further benefits include pvcu double glazing, gas central heating, a Positive Input Ventilation (PIV) system and security alarm system.

Externally, the property provides driveway parking for several vehicles to the front and an EV charger. Whilst the rear garden has been designed for entertaining and family use, featuring a courtyard area, storage outbuilding and a raised patio with HEATED SWIMMING POOL. A detached garden room incorporates a bar area, storage room and WC/changing room with hot & cold water feed, creating an impressive space for hosting and summer gatherings. The pool itself is heated via solar thermal domes alongside its own dedicated boiler system, helping to support efficient day-to-day operation. Situated in Penclawdd on the edge of the estuary, the property enjoys an ever-changing coastal backdrop and access to one of Swansea's most sought-after lifestyles, with waterside walks, local amenities and the wider Gower Peninsula all within easy reach, whilst still offering convenient access into Swansea city centre. Call to view now!

Hallway

12'1" x 6'5" (3.69 x 1.98)

Comprising tiled flooring, radiator and composite front door.

WC

6'5" x 3'6" (1.97 x 1.07)

Ground floor restroom with pvcu windows, tiled flooring, wall mounted boiler, sink and wc.

Living/Dining Room

26'3" x 15'10" widest (8.02 x 4.85 widest)

Spacious open plan living space with large pvcu windows to the front aspect, framing far-reaching estuary views and filling the room with natural light. There is space for a full-size dining table alongside a relaxed living area, with sliding doors opening directly onto the rear courtyard.

Snug

11'6" x 8'3" (3.52 x 2.54)

Second cosy living space with fitted carpet, radiator and direct access to the driveway via pvcu sliding doors - the space could also function well as a playroom, home office or guest bedroom.

Kitchen

11'6" x 10'4" (3.51 x 3.17)

Fitted kitchen comprising a range of wall & base units in a soft cream palette, with contrasting worktops & breakfast bar and ceramic sink. Equipped with a range of integral appliances including a fridge freezer, dishwasher, double oven, 5 burner hob & extractor. Pvcu windows and door to the rear.

Rear Porch

4'7" x 3'7" (1.42 x 1.10)

Useful boot room providing practical space for coats, umbrellas, shoes & boots prior to entering the home.

Utility Room

8'11" x 7'1" (2.73 x 2.16)

Separate utility room, equipped with a range of wall & base units, worktops and with space for appliances. Designed to keep laundry & household tasks separate from the main living areas, it also provides useful additional storage. Conveniently accessed via a covered walkway from the rear porch, providing sheltered access in all weather.

Landing

8'10" x 6'5" (2.70 x 1.98)

Landing space with fitted carpet, built-in storage cupboard and pvcu window.

Bathroom

7'3" x 6'1" (2.22 x 1.87)

Installed with pvcu windows, heated towel rail, shower over bath, sink and wc.

Bedroom One

11'4" x 11'1" (3.46 x 3.40)

Main bedroom comprising fitted carpet, radiator, built-in wardrobes and pvcu windows with views over the pool. Door to the en-suite.

En-Suite

7'0" x 3'10" (2.14 x 1.18)

Comprising heated towel rail, shower, sink and wc.

Bedroom Two

12'10" x 12'6" (3.93 x 3.82)

Second double bedroom with fitted wardrobes, carpet, radiator and pvcu windows with panoramic estuary views.

Bedroom Three

9'5" x 9'5" (2.89 x 2.88)

Third bedroom with fitted carpet, radiator and pvcu windows with estuary views.

Garden Room/Bar

22'11" x 10'0" (7.00 x 3.05)

Detached outbuilding currently arranged as a recreational space with bar area, adjoining storage rooms and WC with hot and cold water feeds. Sliding pvcu double glazed doors open directly onto the pool area, with potential for use as a home office, gym or hobby space.

External & Location

Externally, the property provides driveway parking for several vehicles and an EV charger to the front, whilst the rear has been designed with entertaining and family living in mind. A courtyard seating area leads to a raised patio with heated swimming pool, creating a fantastic setting for summer dining, children's play and hosting friends and family. The detached pool house incorporates a bar area, storage rooms and a WC/changing room with hot and cold water feeds, offering flexible additional space alongside the pool and scope for development. The pool itself benefits from solar thermal domes together with a

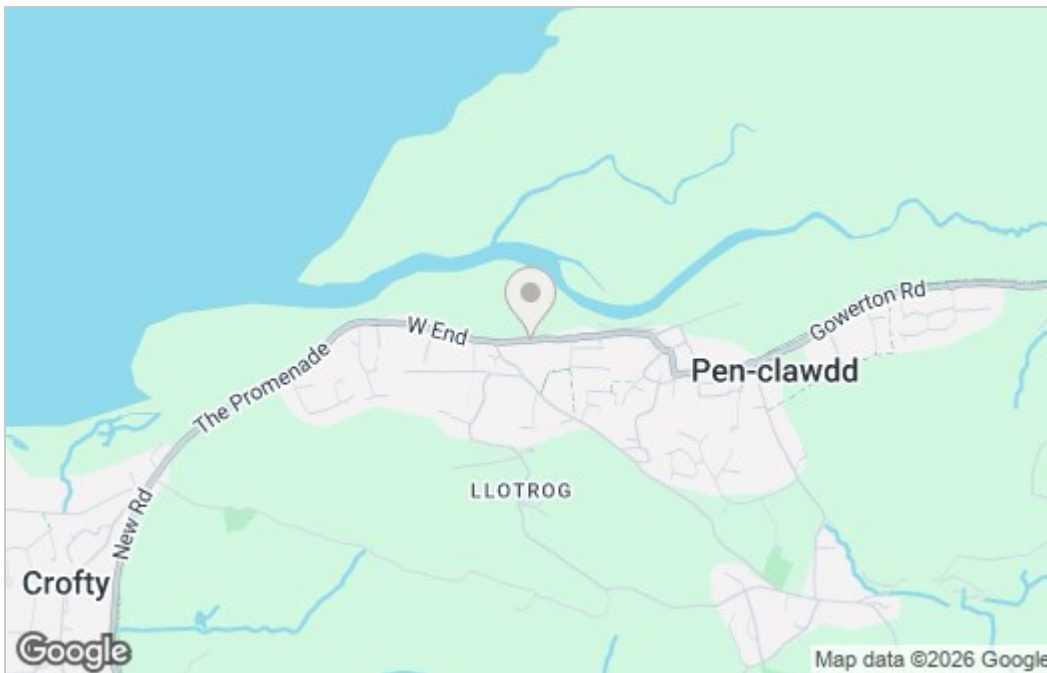
dedicated boiler system, supporting efficient day-to-day operation.

Situated in Penclawdd with far-reaching estuary views and the Gower Peninsula as a constant backdrop, the property enjoys one of Swansea's most sought after coastal settings. The area is particularly popular with families thanks to its welcoming community feel, scenic outdoor lifestyle and access to local amenities, schools and waterside walks, whilst nearby beaches and the wider Gower coastline are all within easy reach. Despite its peaceful setting, the property also remains well positioned for commuting into Swansea city centre and the wider South Wales road network.

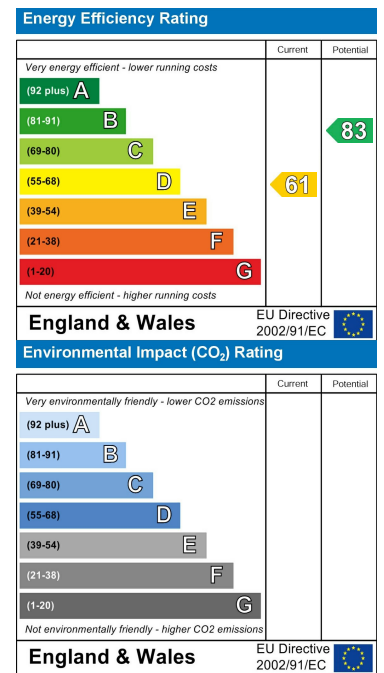
Floor Plan



Area Map



Energy Efficiency Graph



Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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