

## 1 Rural Way, Swansea, SA2 9NA Best Offers Over £575,000

SUBSTANTIAL BESPOKE 5 BEDROOM HOME set in a ELEVATED PLOT in a superb street in Tycosh, in close proximity to Sketty Primary School with PANORAMIC SEA VIEWS from the garden & front aspect windows.

This HIGH-QUALITY CUSTOM BUILD features a BESPOKE OAK STAIRCASE, GAS CENTRAL HEATING, PARTIAL UNDERFLOOR HEATING, HARDWOOD DOUBLE GLAZING. Living areas includes an EXPANSIVE LIVING ROOM, 2nd living area, currently used as a GAMES ROOM, CONSERVATORY and a 10M long OPEN PLAN KITCHEN/DINING/LIVING SPACE with deluxe chef's kitchen. In addition, the ground floor also comprises a WC, UTILITY ROOM & rear hallway with access to the BASEMENT GYM/MULTI-USE ROOM. The first floor comprises a SUPERB GALLERIED LANDING, with TWO TONE OAK BALUSTRADE, NEW CARPETS, 5 BEDROOMS, FAMILY BATHROOM & EN-SUITE to the MAIN BEDROOM.

Externally, the SPACIOUS REAR GARDEN comprises a GENEROUS LEVEL LAWN and LARGE PATIO AREA with BALCONY, perfect for dining out/entertaining & taking in the INCREDIBLE SEA VIEWS.

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### Hallway

16'0" x 15'5" (4.89 x 4.70)



Entrance hallway featuring a stunning two tone oak staircase with built in storage, hardwood double glazed stained glass windows, radiator, wood effect flooring and composite front door.

### WC

5'1" x 3'5" (1.56 x 1.05)



With hardwood double glazed window, heated towel rail, sink & WC.

### Living Room

26'10" x 14'7" (8.20 x 4.47)



Expansive living area comprising hardwood double glazed bay windows to the front aspect with panoramic views, fireplace, fitted carpet, dual tall vertical radiators, modern grey bi-fold doors to the garden and double internal doors to the 2nd reception room, currently used as a games room.

### 2nd Reception Room/Games Room

16'2" x 11'3" (4.95 x 3.44)



Second sizable living space with second set of double doors to the conservatory, radiator, wood effect flooring. Expertly designed featuring an oversize triple pendant light (over the pool table), backlit coving/suspended ceiling and bespoke wood panelling.

### Conservatory

13'6" x 12'7" (4.13 x 3.84)



Generous conservatory, comprising tiled flooring, radiator and full PVCu windows & patio doors to the garden.

### Open Plan Kitchen/Dining Space

33'10" x 13'6" (10.32 x 4.12)



Another expansive living area, even larger than the first reception room over 10M in length, featuring dual aspect hardwood double glazed windows to the front (with views) and the rear garden. This deluxe kitchen comprises granite worktops & integral drainer, oversized brick alcove with large 6 burner gas hob, cabinet mounted double oven & microwave, integral dishwasher & wine cooler. The living area has breathtaking views across the bay, contemporary tiled fireplace hearth, radiator, wood effect flooring with underfloor heating throughout and door through to the rear hallway.

### Rear Hallway

5'4" x 4'4" (1.65 x 1.33)



With tiled flooring, hardwood double glazed windows, door to the utility room and staircase to the basement level.

### Utility Room

7'4" x 4'7" (2.25 x 1.42)



Comprising fitted units with worktop & single bowl sink, space for appliances, hardwood window, radiator and barn door to the rear garden.

### Basement Room/Gym

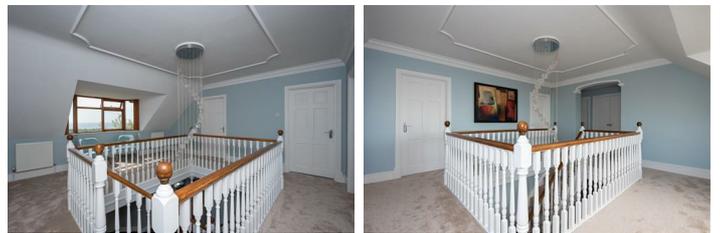
16'11" x 12'2" (5.18 x 3.73)



Featuring internal access from the rear basement staircase, this multi-use room is also accessed via the garage and is suitable for a number of purposes. Currently used as a gym, the room would also make an excellent office or studio for home workers.

### Gallery Landing

19'3" x 16'6" (5.87 x 5.05)



Bright and elegant galleried landing space comprising new fitted carpet leading up from the staircase, built in storage cupboards and seating area with everchanging sea views from the front aspect windows.

### Bathroom

10'0" x 8'5" (3.05 x 2.58)



Well equipped family bathroom with hardwood double glazed windows, heated towel rail, shower cubicle, bath, sink & WC.

### Bedroom One

16'2" x 13'6" (4.94 x 4.14)



Main bedroom featuring new fitted carpet, radiator, tv point and dual aspect hardwood windows & gorgeous panoramic sea views to the front.

### Bedroom Three

12'4" x 12'4" (3.76 x 3.76)



Third bedroom comprising fitted carpet, radiator and double glazed hardwood windows with views to the garden aspect.

### En-Suite Bathroom

7'6" x 7'2" (2.29 x 2.19)



Main bedroom en-suite bathroom with recessed spotlights overhead, hardwood window, heated towel rail, shower cubicle, sink & WC.

### Bedroom Four

9'8" x 8'6" (2.97 x 2.60)



Single bedroom, currently used as an office with fitted carpet, radiator and double glazed hardwood windows with garden aspect views.

### Bedroom Two

15'6" x 13'4" (4.74 x 4.08)



Second of five bedrooms, with new fitted carpet, radiator and hardwood double glazed windows with far reaching sea views.

### Bedroom Five

11'6" x 10'5" (3.53 x 3.19)



Fifth generous bedroom featuring fitted carpet, radiator and double glazed hardwood windows to the rear aspect.

### External



The property is located in an elevated position with tiered front garden and level rear garden. The rear garden space is generous with the patio area running the full width of the right side of the plot, benefitting from the beautiful sea views and also with an arbour and built in

barbeque/entertaining area. In addition to being a perfect space for dining out/entertaining guests, the garden is also very family friendly and practical for small children, with the level lawn open to the patio area & having double doors from both the main living room & conservatory. The garden also comprises a storage unit and fenced area to the left side which could be suitable for storage, small pets or even for gardening or growing vegetables, etc.

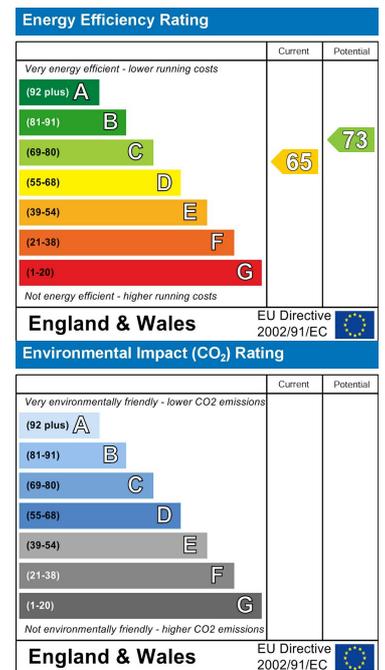
# Floor Plan



# 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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