



20 Caswell Avenue
Caswell, Swansea, SA3 4RU
Offers Over £800,000



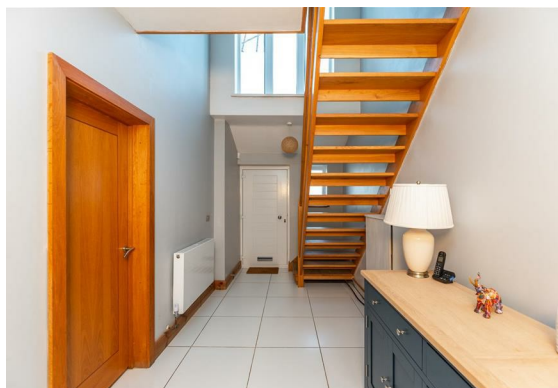
SMITHS

20 Caswell Avenue

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NO CHAIN..... LUXURY LIVING & a PRIME LOCATION! Nestled within the prestigious neighborhood of CASWELL, this exquisite five bedroom residence showcases an elegant blend of modern design & practical living. Featuring bespoke blinds, upscale lighting, galleried landing and an incredible LANDSCAPED GARDEN & GARDEN ROOM. Families of all ages will appreciate the space on offer, which is laid out over three storeys and includes FIVE BEDROOMS, TWO EN-SUITES and a FAMILY BATHROOM on the first and second floors. The ground floor comprises a cosy front aspect LIVING ROOM with a LOG BURNER and INCREDIBLE OPEN PLAN LIVING SPACE/KITCHEN to the rear, featuring a second relaxed tv room and a fantastic kitchen. Adjacent to the kitchen is a spacious dining area, perfect for entertaining guests or enjoying family meals, with direct access to an alfresco dining space on the balcony.

The wrap around balcony & dual aspect bi-fold doors are the stars of this home's outdoor space providing multiple seating areas to relax & enjoy family time. The low maintenance artificial turf allows for year round use of the garden and the detached home office/gym increases living space and enhances the functionality of the area. Situated within walking distance to Caswell Bay and Langland Bay. A superb location for embracing the Gower lifestyle, residents can easily enjoy sandy beaches, scenic coastal walks and a variety of water sports. The area also offers excellent amenities, including highly regarded schools (including Bishopston Comprehensive School), fine dining restaurants, trendy bars and boutique shops in nearby Mumbles. Call to view now!





Hallway

17'5" x 7'3" (5.33 x 2.22)

Generous entrance with ceramic tiled flooring, high ceiling, radiator and contemporary oak staircase with glass balustrade.

Living Room

14'0" x 10'10" (4.28 x 3.31)

Cosy living room with PVCu box window to the front aspect with shutters, wood effect flooring, radiator, log burner with recessed sleeper surround and industrial triple pendant light with oversize Edison bulbs.

WC

10'11" x 3'6" (3.34 x 1.07)

Spacious ground floor cloakroom, with tiled flooring, column radiator, PVCu windows, sink & WC.

Utility Room

11'11" x 4'6" (3.65 x 1.38)

Featuring a range of wall & base units, wall mounted boiler and space for washing machine & tumble dryer. Tiled flooring and PVCu glazed external door.

TV Room/Snug

23'3" x 11'11" (7.09 x 3.65)

Second fantastic living space with dual aspect PVCu windows, tiled flooring, wall mounted tv point and radiator - open to the kitchen/dining area.



Kitchen/Dining Area

23'1" x 12'6" (7.04 x 3.83)
Superb open concept kitchen/dining space with enhanced natural light from the dual bi-fold doors and space for a full size table. Equipped with wall & base units in gloss black, cabinet mounted oven, induction hob, large wine cooler, breakfast bar with space for four stools and tiled flooring with underfloor heating. Designed with modern living in mind, the open layout fosters a sense of inclusivity, allowing social engagement across the area with family or guests.

Landing

11'0" x 9'9" widest (3.37 x 2.98 widest)
Superb gallery landing space with contemporary cascading chandelier & geometric window providing a striking focal point and maximising natural light.

Bathroom

8'9" x 8'0" (2.69 x 2.44)
Beautiful fully tiled bathroom installation with double walk-in shower, oversize tub with floor mounted taps, sink/storage unit and WC.

Bedroom Two

12'11" x 12'7" (3.96 x 3.84)
Generous double bedroom featuring a walk-in closet, fitted carpet, radiator, dual PVCu windows & shutters to the rear aspect and door to the en-suite bathroom.

En-Suite One

8'9" x 5'2" (2.68 x 1.59)
Featuring PVCu windows & shutters, tiled flooring, sink, shower cubicle and WC.

Bedroom Three

14'10" x 10'11" (4.53 x 3.33)
Second double bedroom, installed with an elegant range of fitted wardrobes, carpet, radiator and PVCu windows & shutters to the front aspect.

Bedroom Four

11'11" x 11'1" (3.64 x 3.38)
Third double bedroom, featuring built-in wardrobes & dressing table in a gloss caramel tone, carpet, radiator and PVCu windows & shutters to the front aspect.

Bedroom Five

11'9" x 6'5" (3.59 x 1.97)
Currently used as an office, with a range of built-in units & shelves, fitted carpet, radiator and PVCu windows & shutters to the rear aspect.

Bedroom One

25'3" x 13'5" (7.72 x 4.09)
Top floor main suite in a high contemporary finish. Multiple windows, including a stunning triangular feature window with views across Caswell Bay & Caswell Valley to Pwll Du. Featuring dual wardrobes, wood effect flooring and staircase from the landing. Door to the en-suite bathroom.



En-Suite Two

11'4" x 8'4" (3.46 x 2.55)
Incredible main bedroom en-suite featuring Velux window with views, heated towel rail, sink, WC, shower and jacuzzi bath.

Detached Home Office/Gym

16'4" x 9'5" (4.98 x 2.89)
Cedar wood clad detached garden room comprising full anthracite grey/white PVCu windows & doors and laminate floor. Providing a versatile, private space for work, relaxation, or hobbies, enhancing both functionality & tranquility within your outdoor environment.

External and Location

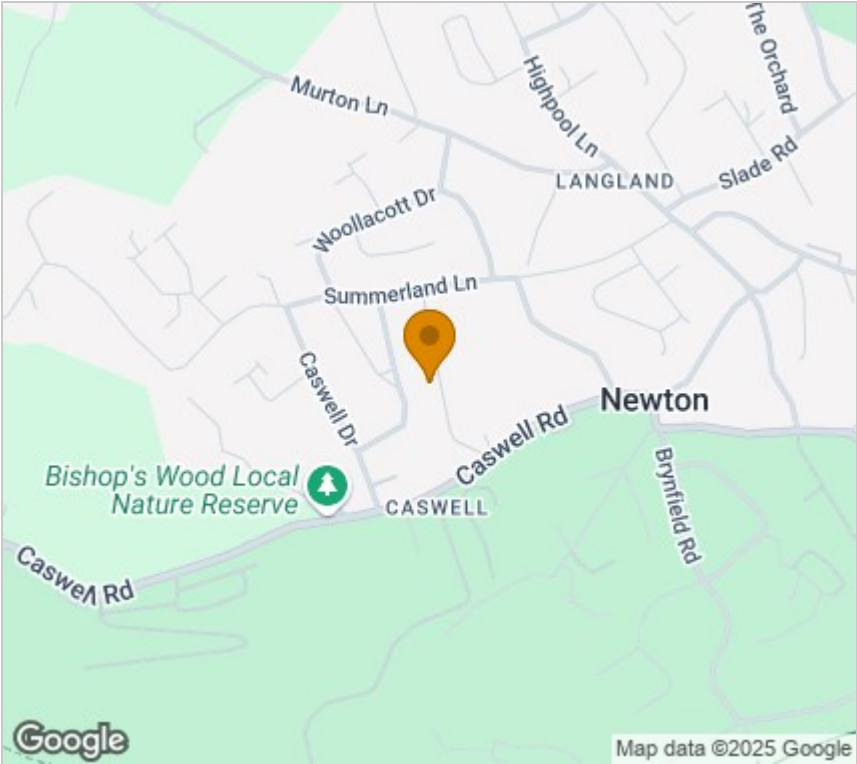
The rear garden is a haven for relaxation, socialisation & fun which includes a high specification hot tub with surround and fitted strip lighting for those evening gatherings. The artificial turf ensures that the garden will look its best all year round and provide a safe playground for both children & pets. Elegant landscaping provides multiple seating areas and seamlessly blends indoor & outdoor living with dual bi-fold doors from the dining area. The front aspect benefits from a driveway with gated access to the rear.

Situated within walking distance to both Caswell Bay and Langland Bay. A superb location for embracing the Gower lifestyle, residents can easily enjoy sandy beaches, rugged coves, scenic coastal walks and a variety of water sports. The area also offers excellent amenities, including highly regarded schools, including Bishopston Comprehensive School. With vibrant nightlife, fine dining restaurants, bars and boutique shops in nearby Mumbles.

Floor Plan



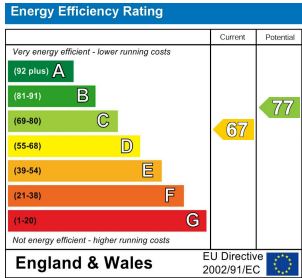
Area Map



Viewing

Please contact us on 01792 465822 if you wish to arrange a viewing appointment for this property or require further information.

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.

Unit 4, 270 Cockett Road, Swansea, SA2 0FN
T: 01792 465822 E: info@smithslettings.com W: www.smithshomes.com

