Melbourne House Dukefield

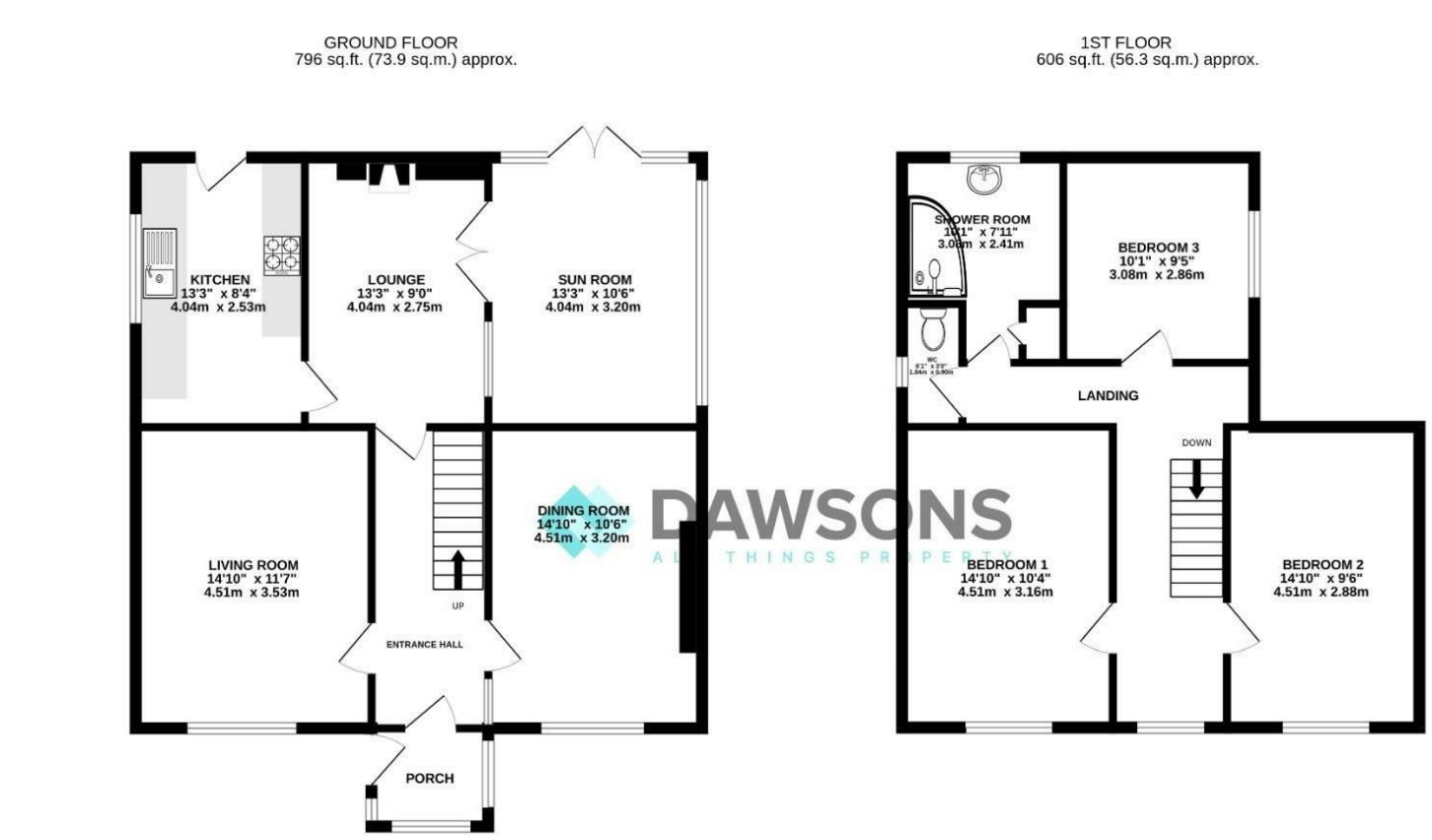
Three Crosses, Swansea, SA4 3PS

Asking Price £480,000

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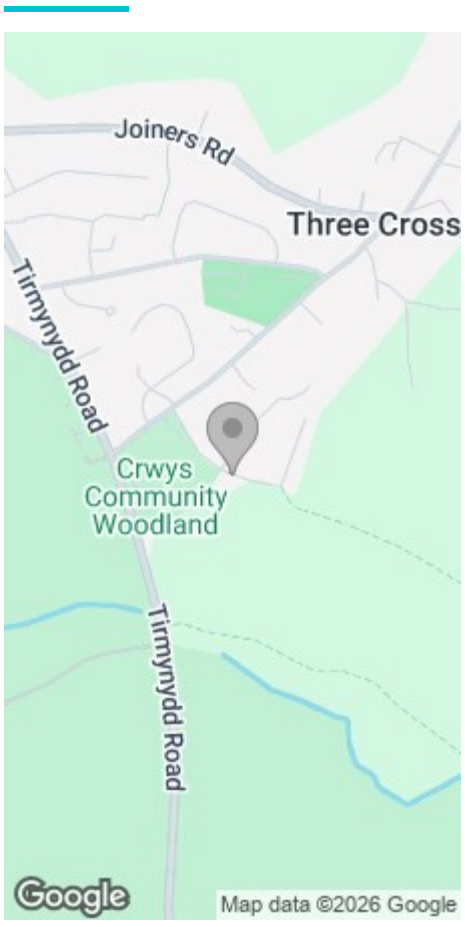
FLOOR PLAN



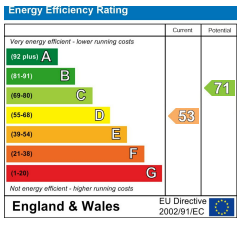
TOTAL FLOOR AREA : 1402 sq.ft. (130.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



EPC



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GENERAL INFORMATION

Located in the charming area of Dukefield, Three Crosses, Swansea, this delightful detached house presents an excellent opportunity for those seeking a spacious and versatile home. With three well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining.

Comprising three comfortable bedrooms and a well-appointed bathroom, this home is ideal for families or those looking to create a personal sanctuary. The sun room, which leads directly out to the expansive garden, invites an abundance of natural light and provides a perfect setting for enjoying the outdoors.

The generous half-acre grounds offer a wonderful canvas for gardening enthusiasts or those wishing to enjoy outdoor activities.

The property also boasts a driveway that provides ample parking, ensuring convenience for residents and guests alike. With no onward chain, this home is ready for its new owners to move in and make it their own. Whether you are looking to put your own stamp on a property or simply enjoy the space and tranquillity it offers, this house in Dukefield is a must-see.







FULL DESCRIPTION

Entrance

Porch

Hallway

Living Room
14'10 x 11'7 (4.52m x 3.53m)

Dining Room
14'10 x 10'6 (4.52m x 3.20m)

Sun Room
13'3 x 10'6 (4.04m x 3.20m)

Lounge
13'3 x 9'0 (4.04m x 2.74m)













Kitchen
13'3 x 8'4 (4.04m x 2.54m)

First Floor

Landing

Bedroom One
14'10 x 10'4 (4.52m x 3.15m)

Bedroom Two
14'10 x 9'6 (4.52m x 2.90m)

Bedroom Three
10'1 x 9'5 (3.07m x 2.87m)

Shower Room
10'1 x 7'11 (3.07m x 2.41m)

W.C
6'1 x 3'0 (1.85m x 0.91m)

External

Parking

Council Tax Band
F

EPC
E

Tenure
TBC

Services
Mains electricity, gas, water and sewerage.
Broadband - The current supplier is BT (Fibre).
Mobile - The vendor has advised that there is poor mobile coverage.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.





