

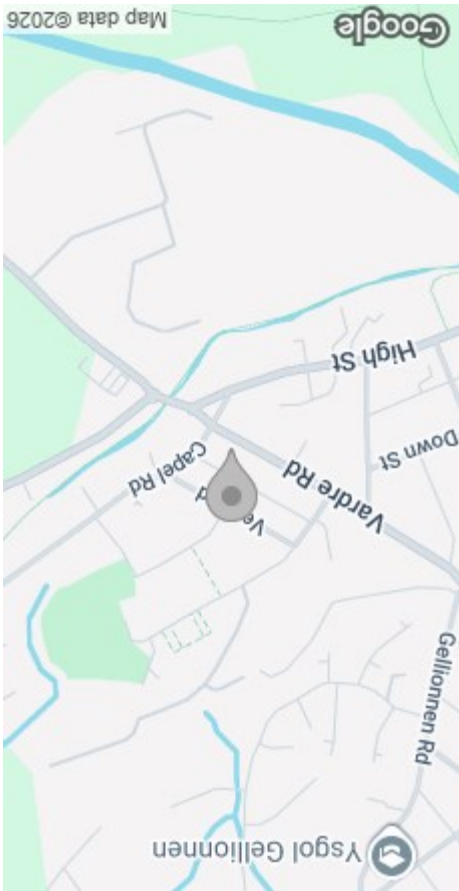
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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TOTAL FLOOR AREA : 2486 sq.ft. (231.0 sq.m.) approx.

1ST FLOOR
961 sq.ft. (89.3 sq.m.) approx.

GROUND FLOOR
1525 sq.ft. (141.7 sq.m.) approx.



AREA MAP



FLOOR PLAN

GENERAL INFORMATION

Located on the charming Vardre Road in Clydach, Swansea, this immaculately presented detached house offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The house boasts three well-appointed reception rooms, providing ample space for relaxation and entertaining guests.

The contemporary kitchen and breakfast room is a highlight, designed to cater to both culinary enthusiasts and casual diners alike. The family bathroom is equally modern, ensuring convenience and style for all residents.

Step outside to discover an enclosed rear garden, a delightful space for children to play or for hosting summer gatherings. Additionally, the property features a double garage at the rear, providing secure parking and extra storage options.

Situated close to local amenities, including shops, schools, and medical surgeries, this home offers both convenience and accessibility. Whether you are looking for a peaceful retreat or a vibrant family environment, this property on Vardre Road is sure to impress. Don't miss the opportunity to make this beautiful house your new home.

FULL DESCRIPTION

Entrance

Hallway

Sitting Room
12'5 x 11'7 (3.78m x 3.53m)

Living Room
14'9 x 12'1 (4.50m x 3.68m)

Dining Room
16'6 x 14'0 (5.03m x 4.27m)

Kitchen/Breakfast Room
16'6 x 12'2 (5.03m x 3.71m)

Utility Room
11'7 x 8'10 (3.53m x 2.69m)



W.C
4'8 x 3'3 (1.42m x 0.99m)

First Floor

Landing

Bedroom One
17'2 x 11'6 (5.23m x 3.51m)

Ensuite
8'10 x 4'1 (2.69m x 1.24m)

Bedroom Two
16'6 x 12'1 (5.03m x 3.68m)

Bedroom Three
14'9 x 10'8 (4.50m x 3.25m)

Bedroom Four
14'3 x 7'2 (4.34m x 2.18m)

Bathroom
10'8 x 9'5 (3.25m x 2.87m)

External

Parking
Double garage to rear (24'0 x 19'3).

Council Tax Band
D

EPC
D

Tenure
Freehold

Services
Mains electricity, gas, water and sewerage. Broadband - The current supplier is Sky (Fibre). Mobile - There are no known issues with mobile coverage using the vendor's current supplier, EE. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

