27 Grove Farm Road

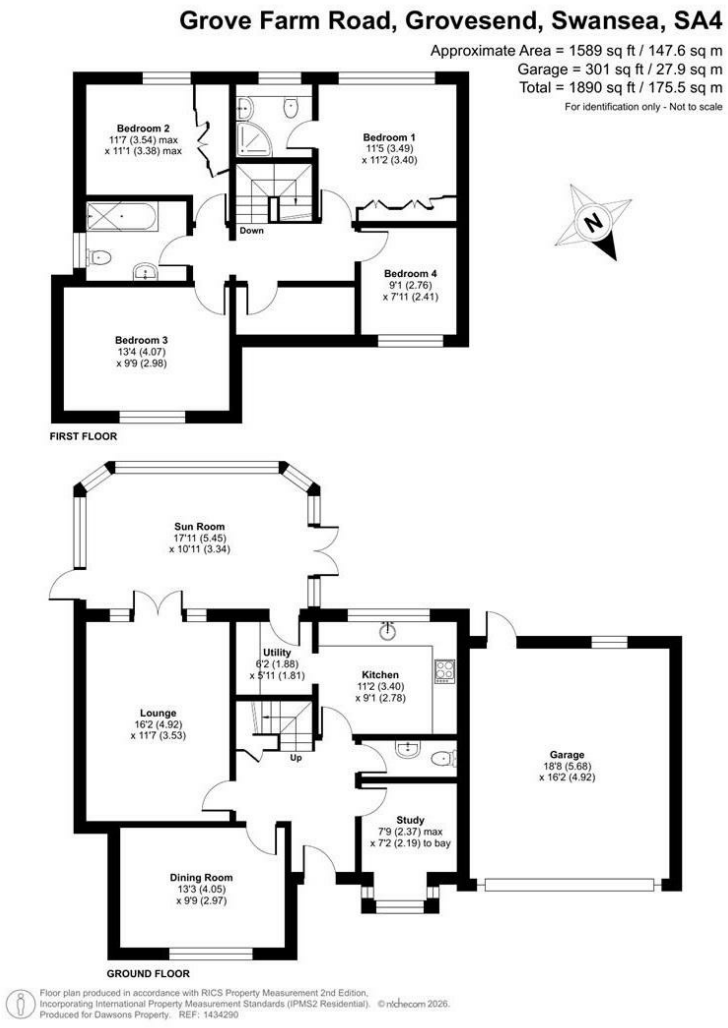
Grovesend, Swansea, SA4 8LA

Offers Around £450,000

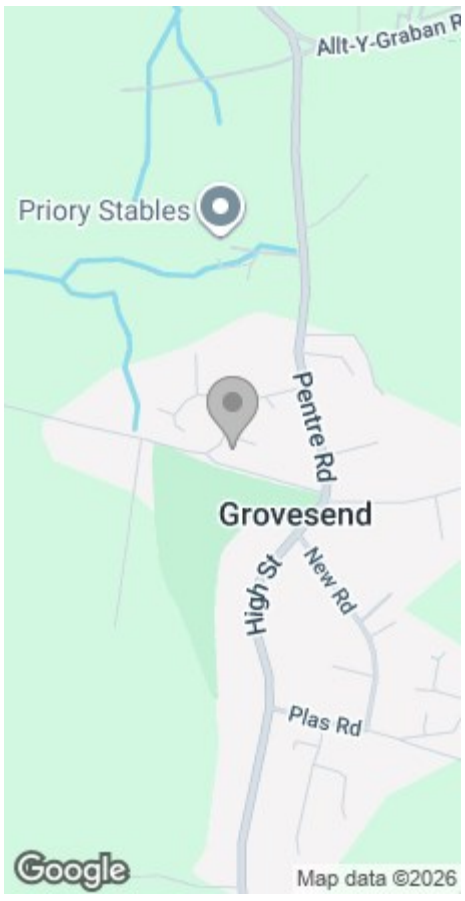
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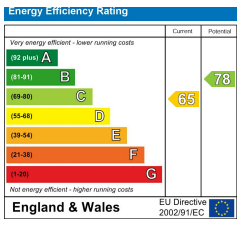
FLOOR PLAN



AREA MAP



EPC



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GENERAL INFORMATION

Situated in Grovesend, Swansea, this delightful detached house on Grove Farm Road offers a perfect blend of comfort and modern living. With four spacious bedrooms, including a master suite complete with an en-suite shower room and fitted wardrobes, this property is ideal for families seeking both space and style.

The heart of the home is undoubtedly the modern kitchen, which flows seamlessly into a large conservatory. This bright and airy space overlooks a beautifully maintained south-facing garden, adorned with vibrant flower borders, making it a perfect spot for relaxation or entertaining guests. The garden is a true sanctuary, providing a tranquil escape from the hustle and bustle of daily life.

In addition to the generous living spaces, the property boasts three reception rooms, allowing for versatile use whether it be for family gatherings, a home office, or a playroom for children. The corner plot enhances the appeal of this home, featuring a front garden, a driveway for convenient parking, and a good-sized garage for additional storage or hobbies.

This beautiful home is a must-see for anyone looking to settle in a peaceful yet vibrant community. With its amenities and stunning outdoor space, it promises a comfortable and enjoyable lifestyle. We invite you to arrange a viewing and experience all that this exceptional property has to offer.







FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Study
7'9" x 7'2" (2.37m x 2.19m)

Dining Room
13'3" x 9'9" (4.04m x 2.97m)

Lounge
16'1" x 11'6" (4.92m x 3.53m)

Kitchen
11'1" x 9'1" (3.40m x 2.78m)

Utility
6'2" x 5'11" (1.88m x 1.81m)













Sun Room
17'10" x 10'11" (5.45m x 3.34m)

W.C

First Floor

Landing

Bedroom 1
11'5" x 11'1" (3.49m x 3.40m)

Shower En-Suite

Bedroom 2
11'7" max x 11'1" max (3.54m max x 3.38m max)

Bedroom 3
13'4" x 9'9" (4.07m x 2.98m)

Bedroom 4
9'0" x 7'10" (2.76m x 2.41m)

Family Bathroom







Parking
Driveway and Garage (5.68m x 4.92m)

Council Tax band = F

EPC = D

Tenure
Freehold

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