3 Camrose Drive

Waunarlwydd, Swansea, SA5 4QE

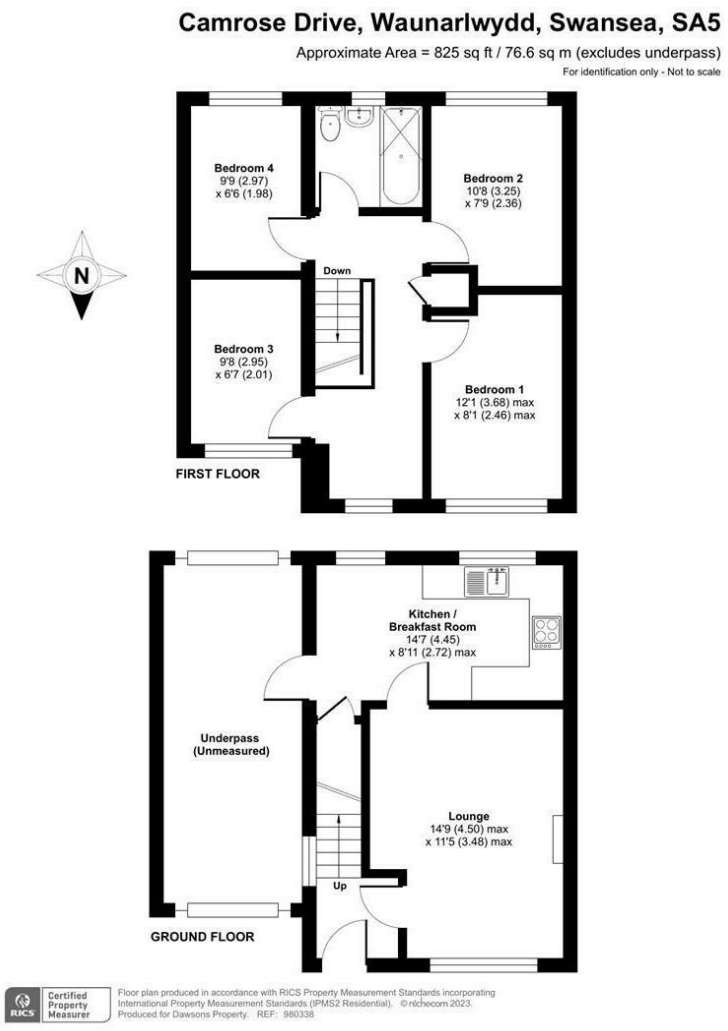
Offers Around £230,000

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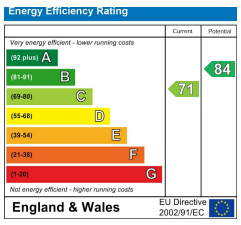
FLOOR PLAN



AREA MAP



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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GENERAL INFORMATION

Situated on Camrose Drive and within close proximity to Waunarlwydd Primary school, this property is ideal for either first time buyers or families alike. This four-bedroom semi-detached house presents a well-designed living room that seamlessly connects to the kitchen and dining area at the rear.

With four generously sized bedrooms, there is ample room for everyone to enjoy their own personal space. The property also features a well-appointed bathroom, ensuring convenience for the whole family.

The exterior of the home is equally appealing, with a driveway at the front providing off-road parking, and an enclosed rear garden that offers a safety for children to play or for the family to relax.

The surrounding area is known for its friendly community atmosphere and convenient amenities, so whether you are a first-time buyer or looking to upgrade to a larger family home then viewings are recommended.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge
14'9" max x 11'5" max (4.50m max x 3.48m max)

Kitchen/Breakfast Room
14'7" x 8'11" max (4.45m x 2.72m max)

First Floor

Landing

Bedroom 1
12'0" max x 8'0" max (3.68m max x 2.46m max)





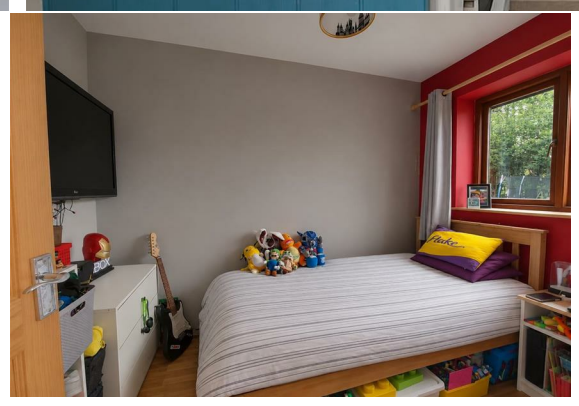














Bedroom 2
10'7" x 7'8" (3.25m x 2.36m)

Bedroom 3
9'8" x 6'7" (2.95m x 2.01m)

Bedroom 4
9'8" x 6'5" (2.97m x 1.98m)

Family Bathroom

Parking
Driveway and Car port

Council Tax Band = C

Tenure
Freehold

EPC = C

Services
Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
Broadband - The current supplier is Virgin (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.



