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Estate & Letting Agents



1 Bryn Y Don Road, Swansea, SA1 6YA

Asking Price: £235,000

- Beautifully Refurbished And Modernised Extended Victorian Three Bedroom End Of Terrace Property
- Cottage-Style Fitted Kitchen/Breakfast Room With Separate Utility Area
- On and Off Road Parking
- Being Sold With No Forward Chain
- Larger Than Average South-Facing Level Garden With Detached Workshop/Studio
- Situation In An Elevated Position With Panoramic Sea Views





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Entrance

Entered via double glazed front door to hallway with laminate flooring, staircase giving access to the first floor and doors to:-

Family Lounge

A light, spacious and welcoming family lounge, offering a wonderful blend of Victorian period features, charm and comfort. A particular feature is the unique V-shaped double-glazed window to the rear, perfectly positioned to take full advantage of the fantastic, uninterrupted panoramic views across Swansea and beyond. The room further benefits from attractive laminate flooring, an original built-in half-glazed storage cupboard and a charming feature cast iron wood-burning stove set upon a traditional Welsh slate hearth, creating a cosy focal point. Moulded coving and a decorative picture rail add the finishing touches, enhancing the room's period character and appeal. A lovely space in which to relax, unwind and enjoy the spectacular outlook.

Kitchen

A beautifully presented, cottage-style fitted kitchen, thoughtfully designed to combine style and practicality. Featuring an attractive range of matching white Shaker-style wall and base units, complemented by sleek chrome handles and generous solid wood work surfaces, providing ample preparation and storage space.

The kitchen incorporates a stylish white composite sink with brushed chrome mixer taps, alongside a two-ring ceramic hob with stainless steel extractor canopy above. Further features include attractive brick-effect part-tiled walls, contemporary lighting and practical laminate flooring.

Additional benefits include a useful under-stairs storage cupboard, wall-mounted boiler providing domestic hot water and gas central heating, and a double-glazed window enjoying stunning open views, creating a bright and pleasant space.

Completing the room are elegant double wooden doors leading through to the rear lobby.

A stylish and functional kitchen offering an appealing blend of modern fittings, practical storage and attractive open views.

Rear Lobby/Utility Room

An excellent addition to the property is this practical and well-appointed rear lobby, providing valuable additional storage and utility space. The area incorporates plumbing for an automatic washing machine, together with a solid wood preparation worktop above, creating a useful laundry and working area. Finished with attractive ceramic tiled flooring, the lobby also benefits from a double-glazed door providing direct access to the rear garden, with further internal doors to:-

Bedroom Three/Study/Playroom

A versatile and well-presented room, currently utilised as a third bedroom but offering excellent flexibility to suit a variety of needs. Equally ideal as a home office, study, playroom or hobby room, it provides a practical and adaptable space to suit modern living. The room benefits from attractive laminate flooring and a double-glazed window overlooking the garden, allowing plenty of natural light to fill the space.

Bathroom

A truly stunning, beautifully appointed modern bathroom suite, finished in crisp white to create a fresh, elegant and luxurious space. Featuring an impressive oval roll-top clawfoot bath, stylish vanity wash basin with useful storage beneath, and a contemporary low-level WC. Further benefits include attractive ceramic tiled flooring, extensively tiled walls, a heated towel rail and a double-glazed frosted window to the rear aspect, allowing in natural light whilst maintaining privacy.

First Floor Landing

With leaded window to rear aspect, attic hatch and doors to:-

Bedroom One

With double glazed window providing uninterupted views over the city.

Bedroom Two

Featuring an original fireplace and a double-glazed window, the room enjoys far-reaching views across the city.







External

The property boasts a larger than average South-facing level walled garden, offering an excellent combination of outdoor entertaining space, practicality and versatility.
Featuring an attractive decked area, a generous lawn and a paved patio, the garden provides plenty of space for relaxing and entertaining, all complemented by stunning far-reaching views across the city. Further benefits include an outside garden tap, Belfast sink, an outdoor BBQ area and security lighting.

A particularly impressive feature is the purpose-built garden store/studio, currently divided into two separate sections and benefiting from power and lighting. Offering fantastic flexibility, this space could be utilised for a variety of purposes, including secure garden storage, a home gym, hobby room or an ideal work-from-home office.

Adding further appeal, double gates provide access from the front of the property, creating the valuable advantage of secure off-road parking within the garden.

An exceptional outdoor space offering far more than just a garden, with superb versatility and an enviable outlook.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.

Important Fee Information

A Buyer's Premium of £240 (inc. VAT) and a Buyer's Deposit of £300 apply to this purchase.
Total payable upfront: £540, plus £15 per purchaser for AML / identity checks. (Therefore, if we have two purchasers it will be £30)

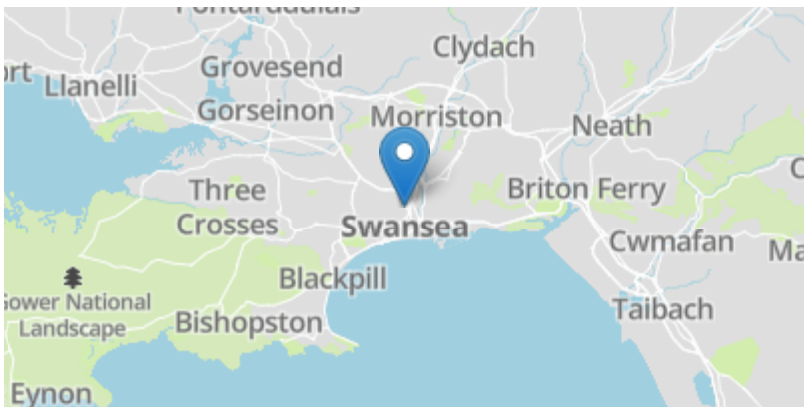
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