



**59 Rhodfa Fadog, Cwmrhydyceirw, Swansea,
SA6 6NQ**

Asking Price: £339,950

- A Four Bedroom Detached Property
- Larger Than Average Plot
- Three Reception Rooms
- Driveway Parking And Single Attached Garage
- Ideal family home in a desirable and convenient location
- Potential To Develop Further Subject To All Necessary Planning Consents
- Utility Room And Cloakroom
- No Forward Chain



Entrance Porch

Entered via double glazed front door to porch with door to:-

Utility Room

3.40m x 1.38m (11' 2" x 4' 6")

With fitted base and wall units complemented by preparation work surface space incorporating a circular sink unit with hot and cold mixer taps over.

Further benefits include an under-counter freezer, plumbing a washer/dryer which will remain, laminate flooring, and a double-glazed window to the rear aspect providing natural light.

Hallway

With staircase giving access to the first floor, under stairs storage cupboard space and doors:-

Cloakroom

A two piece suite comprising low level W.C., wash hand basin, part tiled walls, heated towel rail and double glazed frosted window.

Lounge

4.51m x 4.03m (14' 10" x 13' 3")

A good size light and airy room with feature wall mounted log effect electric fire within wooden surround, fitted wall slights, double glazed window to front aspect and double bi-folding glazed doors to:-

Dining Room

3.73m x 3.61m (12' 3" x 11' 10")

With textured ceiling, double glazed window looking onto the conservatory and serving hatch to kitchen

Kitchen

3.64m x 2.44m (11' 11" x 8' 0")

An exceptionally well-presented contemporary fitted kitchen, beautifully appointed with an extensive range of matching white base and wall units complemented by stylish speckled quartz work surfaces, providing ample preparation space. The kitchen is equipped with a composite sink unit and mixer tap, a built-in double fan-assisted electric oven, four-ring induction hob with glass and stainless steel extractor canopy over, and a matching integrated microwave combination oven. Further benefits include space for a fridge/freezer, integrated dishwasher, modern laminate flooring, inset ceiling spotlights, decorative coving, and a useful serving hatch opening into the dining room. Natural light is enhanced by a double-glazed side window, while direct access leads through to the conservatory, creating an excellent flow for modern family living and entertaining.

Conservatory

5.09m x 3.45m (16' 8" x 11' 4")

A spacious, light-filled conservatory of brick and double-glazed construction, providing an excellent additional reception area with delightful views over the rear garden. This impressive room features a striking double-glazed bay window, complemented by further double-glazed windows that flood the space with natural light. Two Velux roof windows enhance the bright and airy atmosphere, while twin double-glazed doors offer convenient access to the garden, creating an ideal space for both relaxing and entertaining. Finished with attractive ceramic tiled flooring and inset ceiling spotlights, this versatile room seamlessly connects indoor and outdoor living.

First Floor Landing

With double glazed window to side aspect, textured ceiling, attic hatch and doors to:-

Master Bedroom

3.37m x 3.20m (11' 1" x 10' 6")

A generously proportioned and comfortable double bedroom, offering a unique blend of relaxation and practicality. The room benefits from ample space for wardrobes and bedroom furnishings, while a double-glazed window to the front aspect provides plenty of natural light. A standout feature is the luxurious walk-in glazed corner Jacuzzi-style shower enclosure, fitted with body jets and twin shower heads, creating a spa-like retreat within the comfort of your own bedroom. An ideal space for those seeking both comfort and a touch of indulgence.



Bedroom Two

4.29m x 3.19m (14' 1" x 10' 6")

A well-proportioned second bedroom benefitting from fitted wardrobes with full-length half-mirrored sliding doors, providing excellent storage and enhancing the sense of space. A double-glazed window overlooks the rear garden, creating a pleasant and peaceful outlook.

Bedroom Three

3.27m x 2.86m (10' 9" x 9' 5")

With built in storage cupboard space and double glazed window to front aspect.

Bedroom Four

2.85m x 2.16m (9' 4" x 7' 1")

With double glazed window looking onto the rear garden.

Family Bathroom

1.99m x 1.83m (6' 6" x 6' 0")

A stylish and modern family bathroom fitted with a contemporary three-piece suite in white, comprising a curved panel bath with electric shower over and attractive Respatex wall panels, low-level W.C., and vanity wash hand basin with useful storage beneath. Further features include ceramic tiled flooring, a heated towel rail, and a double-glazed frosted window to the side aspect, providing natural light while maintaining privacy.

External

To the front of the property, a tarmacadam driveway provides off-road parking and leads to an attached single garage fitted with an electronically operated roller door. A neatly maintained lawned area adds to the property's attractive kerb appeal.

The rear garden is a particular feature of the property, being larger than average, level, private, and fully enclosed, making it ideal for families and outdoor entertaining. Beautifully landscaped, it boasts an excellent selection of mature shrubs, perennials, evergreen planting, and colourful flower borders, together with a lawned area, Cotswold stone chippings, and paved pathways. The garden further extends to the side where a contemporary decked seating area provides the perfect space for al fresco dining and relaxation, all enclosed by fenced boundaries for added privacy.

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.

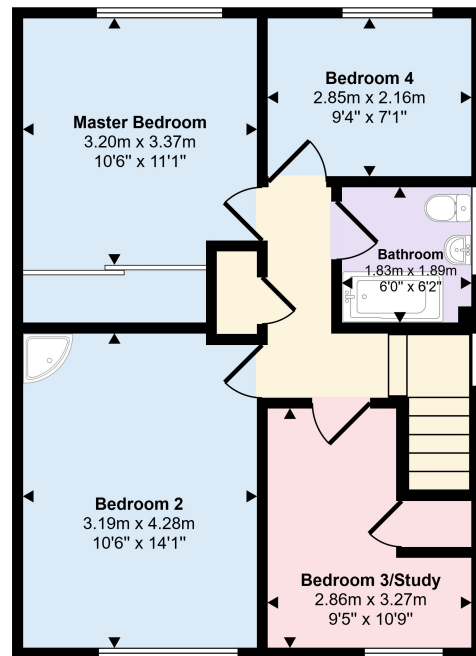
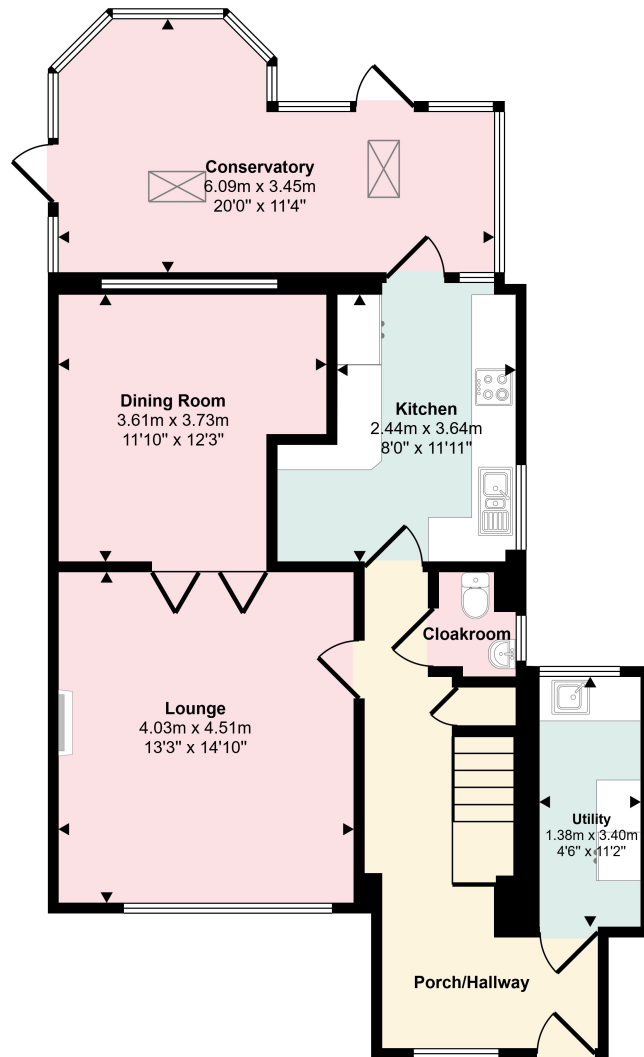
The Buyer's Premium is non-refundable. The Buyer's Deposit is refundable only in certain circumstances (including completion, seller withdrawal, certain survey or legal issues, and certain failed mortgage applications). Full terms are available from Fresh Estate & Letting Agents and should be reviewed before making an offer.

Disclaimer

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Approx Gross Internal Area
136 sq m / 1459 sq ft



First Floor
Approx 53 sq m / 575 sq ft

Ground Floor
Approx 82 sq m / 884 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

