

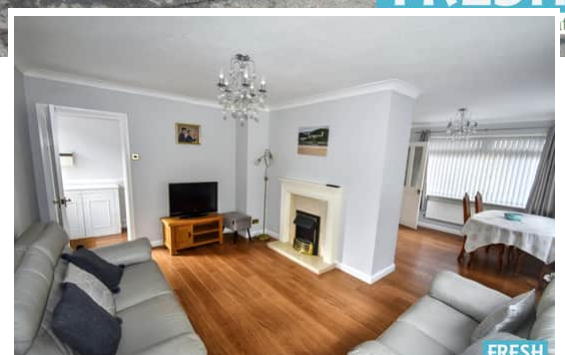


FRESH

**25 Maes Y Gwernen Close, Cwmrhydyceirw,
Swansea, SA6 6LS**

Asking Price: £235,000

- Delightful Three Bedroom Detached Bungalow
- Quiet Cul-De-Sac Of Similar Properties
- Being Sold With No Forward Chain
- Situated On A Good Sized Plot With Potential To Develop Further STPC
- Ideal For Retirement Or Family Home



Entrance Side

Entered via double glazed side door with matching glazed side panel to an L shaped hallway with attic hatch, built in coats cupboard, medium oak effect laminate flooring and doors to:-

Lounge/Dining Room

A generously proportioned and versatile L-shaped lounge and dining area, offering a wonderful open-plan feel and an excellent space for both relaxing and entertaining.

The lounge features an attractive inset coal-effect electric fire set within an ornate wooden mantel, complemented by a marble back panel and matching hearth, creating an appealing focal point. Further features include laminate flooring, a textured ceiling with attractive coving and a double-glazed window providing plenty of natural light.

The lounge flows seamlessly into the adjoining dining room, which benefits from continued laminate flooring and offers ample space for a good-sized dining table and chairs. Double-glazed windows to both the front and side aspects provide a bright and pleasant outlook, while a door leads conveniently through to the kitchen.

This excellent combined reception space offers flexible family living and entertaining accommodation with a particularly appealing sense of flow and space.

Kitchen

A well-presented and fully fitted modern kitchen, offering an excellent combination of style, storage and practicality. The kitchen features a comprehensive range of matching high-gloss cream base, wall and drawer units, complemented by attractive colour-coordinated roll-top work surfaces providing generous preparation and workspace.

The kitchen incorporates a one-and-a-half bowl ceramic sink with hot and cold mixer taps, together with a built-in fan-assisted electric cooker with four-ring gas hob and extractor canopy over. There is also plumbing for an automatic washing machine and a particularly useful built-in pantry with fitted shelving, providing excellent additional storage.

Further features include part-tiled walls and a double-glazed window to the side aspect, allowing plenty of natural light.

A double-glazed door provides access to the side and rear of the property, while a further door leads back to the hallway, adding to the excellent practicality and flow of this well-equipped family kitchen.

Master Bedroom

With laminate flooring, coving and double glazed window looking onto the rear garden.

Bedroom Two

With double glazed window to side aspect.

Bedroom Three

With laminate flooring and double glazed window to rear aspect.

Shower Room

A well-presented and modern three-piece shower room comprising a generous walk-in shower enclosure with twin-head chrome shower and glazed side screen, vanity wash hand basin with useful storage cupboard beneath, and low-level WC. The room is finished with fully tiled walls, ceramic tiled flooring, chrome heated towel rail, extractor fan and recessed spot lighting. A double-glazed frosted window to the side aspect provides natural light while maintaining privacy.



External

To the front of the property is a long driveway providing ample off-road parking for numerous vehicles, leading to a single garage with up-and-over door. The front garden is laid mainly to lawn, creating an attractive and welcoming approach.

To the rear is a level and fully enclosed garden, featuring a paved patio area and additional lawned garden, providing an excellent outdoor space for relaxing, entertaining or family enjoyment. The garden is enclosed by fenced boundaries, offering privacy and security.

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.

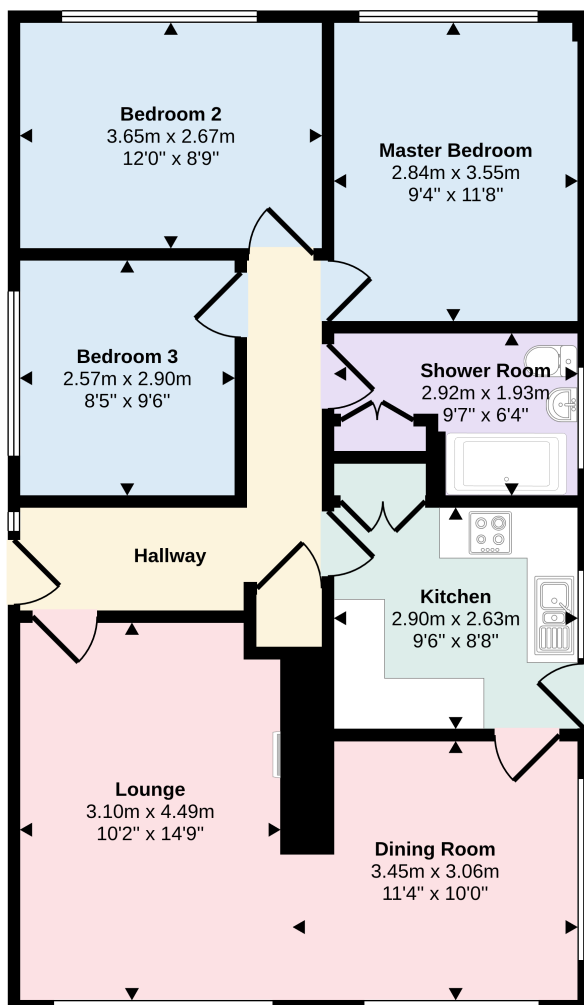
Important Fee Information

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.

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.

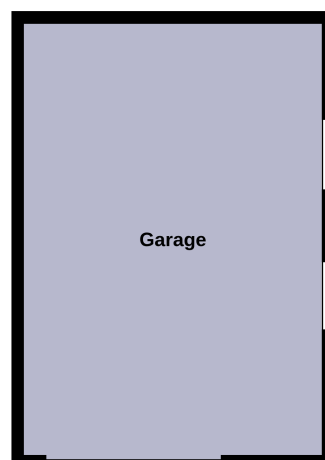


Approx Gross Internal Area
96 sq m / 1035 sq ft



Floorplan

Approx 78 sq m / 838 sq ft



Garage

Approx 18 sq m / 196 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		EU Directive 2002/91/EC	

