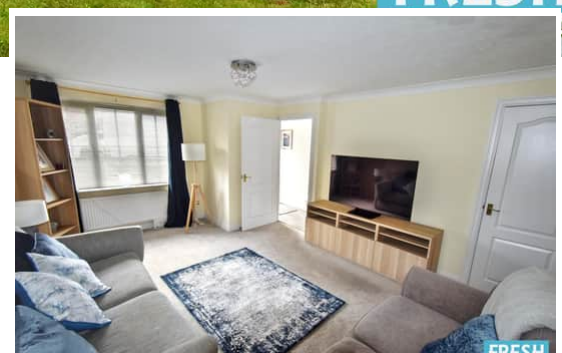




Cae Melyn, Llangyfelach, Swansea, SA6 6FP

Asking Price: £299,950

- Three Bedroom Detached
- Extended To Provide Spacious And Versatile Accommodation
- Popular And Quiet Cul-De-Sac
- Ensuite Shower To The Master Bedroom
- Ideally Situated To The DVLA & Morriston Hospital
- Enclosed And Low Maintenance Rear Graden



Entrance Hallway

3.13m x 0.96m (10' 3" x 3' 2")

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

Cloakroom

1.62m x 0.86m (5' 4" x 2' 10")

A two piece suite comprising low level WC, wash hand basin and double glazed frosted window to front aspect.

Lounge

4.78m x 3.57m (15' 8" x 11' 9")

A good-sized, light and bright family lounge featuring a double-glazed window to the front aspect, handy under-stairs storage cupboard and door to:-

Kitchen/Breakfast Room

4.58m x 2.96m (15' 0" x 9' 9")

The modern fitted kitchen is well appointed with an excellent range of matching base and wall units, complemented by attractive marble-effect roll-top work surfaces providing ample preparation space. The kitchen incorporates a sink unit with hot and cold mixer taps, space for an American-style fridge/freezer, and an integrated fan-assisted electric oven with grill, together with a four-ring gas hob and stainless steel and glass extractor canopy with matching stainless steel splashback.

Further practical features include plumbing for an automatic washing machine, part-tiled walls and easy-care tile-effect cushioned flooring. A double-glazed rear window provides natural light to the kitchen.

The kitchen flows seamlessly into the adjoining breakfast room, creating a sociable open-plan-style space ideal for everyday family living and informal dining. The continued tile-effect flooring, space for a dining table and chairs, and half-glazed double doors opening directly into the conservatory further enhance the sense of space and connectivity, making this a particularly versatile area of the home.

Conservatory

3.69m x 2.64m (12' 1" x 8' 8")

A bright and versatile addition to the home, constructed upon a brick-built plinth and featuring a strengthened polycarbonate roof and double-glazed windows, creating a light and welcoming space throughout the year. The room is finished with attractive light oak-effect laminate flooring and benefits from French doors opening directly onto the rear garden, providing a seamless connection with the outside space. An open access leads through to the sitting room, making this an ideal area for relaxing, entertaining or enjoying views of the garden.

Sitting Room

3.70m x 2.29m (12' 2" x 7' 6")

Originally designed as a garage, this versatile space has been thoughtfully converted to create a bright and adaptable additional reception room, offering a wealth of potential uses to suit modern family life. Currently arranged as a sitting room, it could equally serve as a playroom, home office, study, hobby room or occasional guest space.

The room benefits from attractive laminate flooring, a double-glazed window to the side aspect, and double-glazed French doors opening directly onto the garden.

A further internal door leads to a useful storage area, which retains the property's original up-and-over garage door, providing excellent flexibility for storage and practical access.

An exceptionally useful addition to the home, this adaptable space offers buyers the opportunity to tailor it to their individual needs.

First Floor Landing

3.50m x 0.83m (11' 6" x 2' 9")

With double glazed window to side aspect, attic hatch, airing cupboard space, built in storage cupboard housing boiler supplying domestic hot water and gas central heating and doors to:-

Master Bedroom

3.30m x 2.48m (10' 10" x 8' 2")

A good size master bedroom with double glazed window to front aspect and door to:-



Ensuite Shower

2.13m x 1.35m (7' 0" x 4' 5")

A three piece suite comprising a one and a half based walk in glazed shower cubicle housing a twin head in black mains shower, low level WC, wash hand basin, extractor fan and double glazed frosted window to side aspect.

Bedroom Two

3.03m x 2.52m (9' 11" x 8' 3")

With textured ceiling and double glazed window looking onto the rear garden.

Bedroom Three

2.38m x 1.98m (7' 10" x 6' 6") With double glazed window to front aspect.

Family Bathroom

1.96m x 1.79m (6' 5" x 5' 10")

The bathroom is fitted with a modern three-piece white suite, comprising a panelled bath with chrome twin-head shower over and glazed side screen. A stylish vanity wash hand basin features a centrally mounted chrome hot and cold tap, with useful storage cupboard beneath. The suite is completed by a low-level WC.

Further features include attractive ceramic tiled flooring, a wall-mounted extractor fan and a double-glazed frosted window to the rear aspect.

External

The property is pleasantly positioned within a quiet cul-de-sac, surrounded by a selection of similar well-maintained homes. To the front, there is a driveway providing off-road parking, together with a small lawned area.

To the rear, the property benefits from an enclosed garden which extends around to the side. The garden is laid predominantly to lawn and features raised flower beds, mature shrubs and fenced boundaries, providing a good degree of privacy. There is also an external tap and security lighting.

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.

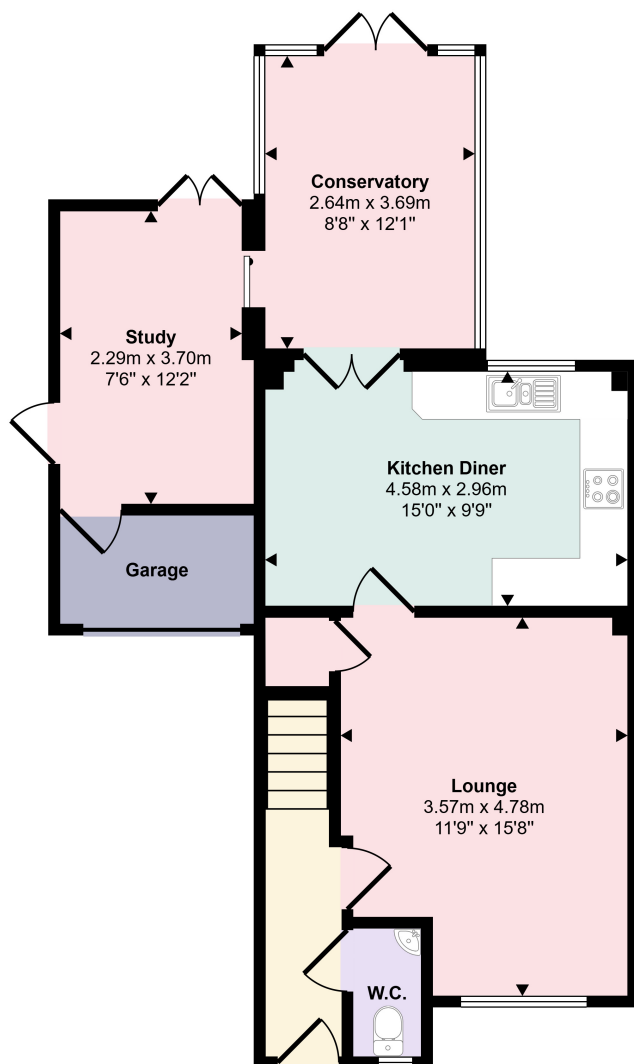
IMPORTANT FEE INFORMATION

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.

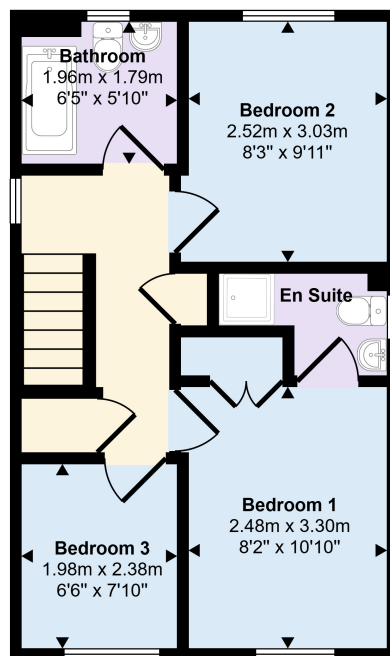


Approx Gross Internal Area
99 sq m / 1064 sq ft



Ground Floor

Approx 62 sq m / 668 sq ft



First Floor

Approx 37 sq m / 396 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
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
62	78
England, Scotland & Wales	
EU Directive 2002/91/EC	

