



**49 Meadow Rise, Townhill, Swansea, SA1
6RG**

Asking Price: £335,000

- Well Presented And Thoughtfully Extended Modern Family Home
- Ideal For Growing Or Larger Families
- A Must See Property To Appreciate
- Light Bright And Airy Versatile Accommodation
- Popular And Convenient Residential Area



Entrance Hallway

Entered via front door with feature glazed side panel to hallway with staircase giving access to the first floor, medium oak effect laminate flooring and doors to:-

Cloakroom

A two piece suite comprising low level WC and wash wash hand basin.

Lounge

5.40m x 3.09m (17' 9" x 10' 2")

A good-sized, light and bright lounge offering a warm and inviting setting for relaxing and entertaining. The room features attractive medium oak-effect laminate flooring and room for an electric fire within an ornate timber mantel with marble back panel and matching hearth, creating an appealing focal point.

A double-glazed bay window to the front aspect provides an abundance of natural light, while an open connection through to the adjoining dining area enhances the sense of space and flow.

Dining Room

3.60m x 3.21m (11' 10" x 10' 6")

Continuing with the attractive medium oak-effect laminate flooring, the dining room provides an excellent continuation of the living space and is ideal for both everyday family dining and entertaining.

The room benefits from double-glazed French doors opening into the conservatory, creating a bright and versatile flow between the two areas, together with a further door providing convenient access to the kitchen.

Conservatory

3.49m x 2.72m (11' 5" x 8' 11")

A delightful double-glazed conservatory, built upon a brick plinth and complemented by a strengthened polycarbonate roof, creating a bright, airy and versatile additional reception space. The room benefits from double-glazed windows providing an abundance of natural light, together with a ceiling fan and light fitting for added comfort and convenience.

The conservatory is finished with attractive wood-effect laminate flooring and features double-glazed French doors opening directly onto the rear garden, creating a seamless connection between the indoor and outdoor living spaces and making this an ideal area for relaxing or entertaining.

Kitchen/Breakfast Room

6.19m x 4.51m (20' 4" x 14' 10")

An impressive and extremely well-presented modern fitted kitchen, thoughtfully designed to combine style, practicality and functionality. The kitchen is fitted with an extensive range of matching high-gloss cream base and wall units, complemented by contemporary chrome handles and colour-coordinated roll-top work surfaces providing generous preparation and workspace.

The kitchen incorporates a one-and-a-half bowl ceramic sink unit with chrome mixer tap, together with a built-in fan-assisted double electric oven with grill, four-ring gas hob, stylish glass back panel and stainless-steel and glass extractor canopy.

Further features include attractive mosaic-effect part-tiled walls, complementary ceramic tiled flooring and a useful breakfast bar, creating an ideal space for casual dining and family interaction.

There is plumbing and space for both a dishwasher and automatic washing machine, together with an integrated dishwasher and American-style Samsung fridge freezer, making this a particularly well-equipped family kitchen.

A double-glazed window overlooks the rear garden, providing a pleasant outlook and plenty of natural light. Doors lead directly to both the useful lean-to storage room and the versatile study/office, further enhancing the practicality and flexibility of this excellent kitchen space.

Study/Office

2.64m x 2.39m (8' 8" x 7' 10")

Originally the property's garage, this space has been thoughtfully converted to provide a useful and versatile additional room, currently utilised as a study/office but offering excellent potential for a variety of alternative uses to suit individual requirements.

The room benefits from attractive tile-effect laminate flooring and a double-glazed window to the front aspect, providing plenty of natural light. An ideal addition for those working from home, this flexible space could equally lend itself to a playroom, hobby room, home gym, occasional bedroom or additional reception space, subject to any necessary permissions.

Lean To Storage Area

4.19m x 1.28m (13' 9" x 4' 2")

A particularly handy and versatile additional space, offering an excellent practical area for storage, recycling, garden equipment or a variety of other household uses. The space benefits from a strengthened polycarbonate roof, providing good natural light, together with fitted shelving for useful additional storage.

There are double-glazed windows to both the front aspect and rear garden, further enhancing the light and airy feel. A highly practical addition to the property, offering valuable storage and utility space for the modern family home.



First Floor Landing

With an attic hatch to a floored attic, built-in airing cupboard space housing a Vaillant boiler supplying domestic hot water and gas central heating and doors to:-

Master Bedroom

4.38m x 2.75m (14' 4" x 9' 0")

A comfortable and generously proportioned master bedroom, offering an excellent range of fitted storage and a pleasant, well-presented living space. The room features two sets of full-length sliding-door fitted wardrobes with built-in shelving, providing ample storage for clothing and personal belongings.

A double-glazed window to the front aspect allows plenty of natural light into the room, while a door provides direct access to the en-suite shower room, adding further convenience and privacy.

Ensuite

1.79m x 1.50m (5' 10" x 4' 11")

A well-appointed en-suite shower room featuring a contemporary three-piece suite comprising a generous walk-in shower enclosure with mains shower and modesty side curtain, shower screen, low-level WC and wash hand basin.

The room is complemented by attractive tile-effect cushioned flooring, a stylish heated chrome towel rail and a useful built-in storage cupboard, providing valuable additional storage. Further benefits include an extractor fan and double-glazed frosted window to the rear aspect, providing natural light while maintaining privacy.

Bedroom Two

3.20m x 2.74m (10' 6" x 9' 0")

With feature arch and double glazed window to front aspect.

Bedroom Three

3.46m x 2.77m (11' 4" x 9' 1")

With double glazed window looking onto the rear garden.

Bedroom Four

2.66m x 2.50m (8' 9" x 8' 2")

With double glazed window looking onto the rear garden

Family Bathroom

1.85m x 1.64m (6' 1" x 5' 5")

A three piece suite in white comprising panel bath, wash hand basin, low level WC, extractor fan, fitted shelves and double frosted window to side aspect.

External

To the front of the property is a tarmacadam driveway providing parking for up to three vehicles, complemented by attractive areas of Cotswold stone chippings, creating an appealing and low-maintenance approach to the property.

To the rear is an impressive, private and fully enclosed garden with water butt, offering a fantastic combination of landscaped areas and outdoor entertaining space. A feature decked area provides an ideal spot for relaxing or entertaining, while a separate patio area and attractive Cotswold stone chippings with flagstone pathways add further character and practicality.

The lower section of the garden provides additional outdoor space, incorporating a second patio area, useful enterprise 8x8 garden shed and secure fenced boundaries. Overall, the garden offers excellent versatility for families, keen gardeners and those who enjoy outdoor entertaining.

The property has Solar Panels, south facing, with quarterly meter readings to a Feed-in Tariff (FIT)

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.

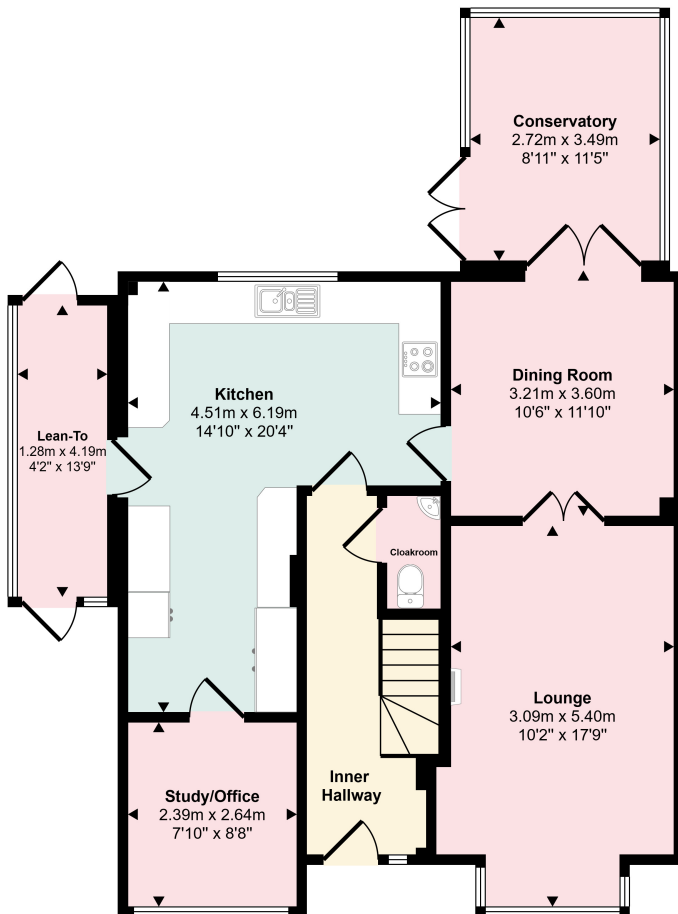
Important Fee Information

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.

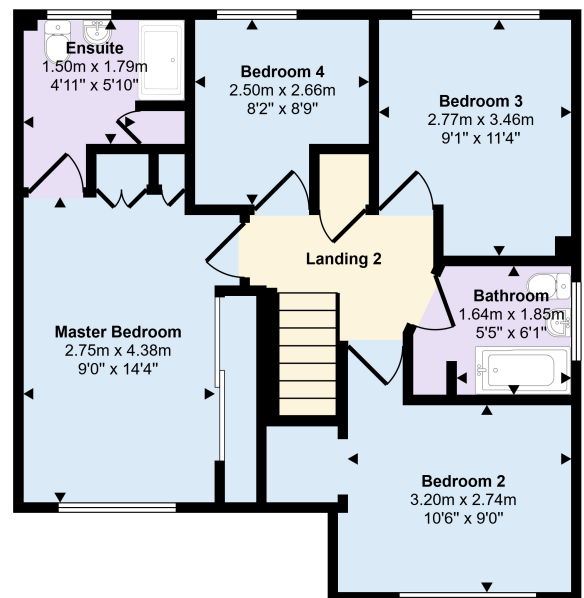
The Buyer's Premium is non-refundable. The Buyer's Deposit is refundable only in certain circumstances (including completion, seller withdrawal, certain survey or legal issues, and certain failed mortgage applications). Full terms are available from Fresh Estate & Letting Agents and should be reviewed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



Approx Gross Internal Area
144 sq m / 1545 sq ft



Ground Floor
Approx 85 sq m / 910 sq ft



First Floor
Approx 59 sq m / 635 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.

