



8 Ffordd Dewi, Llangyfelach, Swansea, SA6 6EX

Asking Price: £375,000

- A Four Bedroom Detached Family Home
- Three Reception Rooms
- Single Detached Garage
- Spacious And Versatile Accommodation Ideal For Growing Families
- Jack And Jill Ensuite Shower Room
- Enclosed And Private Rear Garden



Entrance Hallway

Entered via double glazed front door with matching glazed side panel to hallway with staircase giving access to the first floor, ceramic tile flooring, under stairs storage cupboard space and doors to:-

Cloakroom

A stylish two-piece cloakroom comprising a low-level WC and a contemporary wash hand basin with feature chrome hot and cold taps, mounted on a double storage vanity unit with a practical preparation surface. The room is finished with ceramic tiled flooring and part-tiled walls, creating a modern and easy-to-maintain space.

Lounge

5.39m x 3.58m (17' 8" x 11' 9")

A good size light and airy room with solid oak wood flooring, feature wall mounted electric fire, textured ceiling with coving, double glazed bay window to front aspect and opening to:-

Dining Room

4.14m x 2.80m (13' 7" x 9' 2")

With continued solid oak wood flooring, space for table and chairs, textured ceiling with coving, door giving access to the kitchen and double glazed sliding door giving access to the conservatory.

Kitchen

3.88m x 2.47m (12' 9" x 8' 1")

A beautifully appointed, contemporary fitted kitchen featuring an extensive range of matching high-gloss white handleless wall and base units, complemented by colour-coordinated roll-edge work surfaces that provide ample preparation space. The kitchen incorporates a ceramic sink unit with a chrome mixer tap and benefits from a practical breakfast bar, ideal for casual dining.

Further features include majority tiled walls, ceramic tiled flooring, and a wall-mounted boiler supplying domestic hot water and gas central heating. Integrated appliances comprise a fan-assisted electric oven with grill, built-in microwave, four-ring induction hob with a stylish stainless steel and glass extractor canopy over, integrated fridge, and integrated dishwasher.

A double-glazed window overlooks the rear garden, while a double-glazed door provides convenient access to the side and rear of the property. An internal door leads back into the hallway, completing this well-designed and highly functional modern kitchen.

Conservatory

3.79m x 2.77m (12' 5" x 9' 1")

A bright and versatile addition to the home, this spacious conservatory is constructed on a brick plinth with a durable reinforced polycarbonate roof, creating an ideal space to relax or entertain throughout the year. Featuring ceramic tiled flooring, fitted wall lights, and double-glazed windows that allow for an abundance of natural light, the room enjoys a pleasant outlook over the garden. Double-glazed French doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

First Floor Landing

With double glazed window to side aspect, attic hatch, textured ceiling with coving, built in airing cupboard space and doors to:-

Master Bedroom

3.68m x 2.07m (12' 1" x 6' 9")

With full length fitted mirror sliding door wardrobes, double glazed window to front aspect and door to ensuite bathroom.



Ensuite His And Hers

2.15m x 1.71m (7' 1" x 5' 7")

A well-appointed Jack and Jill en-suite bathroom, conveniently serving both the principal bedroom and the adjoining bedroom via separate access doors. The suite comprises a panelled bath with shower over, a stylish vanity wash hand basin, and a low-level WC. Finished with attractive parquet-effect flooring, fully tiled walls, and a double-glazed frosted window to the side aspect, the room offers a practical yet contemporary space with plenty of natural light and privacy.

Bedroom Two

3.18m x 2.66m (10' 5" x 8' 9")

A generously sized second double bedroom featuring a stylish range of high-gloss black fitted over-bed wardrobes and additional cupboard storage, providing excellent built-in space. A double-glazed window overlooks the rear garden, creating a pleasant outlook and allowing plenty of natural light. The room also benefits from direct access to the Jack and Jill bathroom suite, offering added convenience and practicality.

Bedroom Three

2.72m x 1.76m (8' 11" x 5' 9")

With fitted shelves and double glazed window to front aspect.

Bedroom Four

2.27m x 2.19m (7' 5" x 7' 2")

With full length fitted mirror sliding door wardrobes and double glazed window to rear aspect.

Family Bathroom

2.71m x 2.16m (8' 11" x 7' 1")

A three piece coloured suite comprising panel bath with chrome shower attachment over, low level WC, wash hand basin, part tiled walls and double glazed frosted window to side aspect.

External

To the front of the property, there is a neat, well-maintained lawned garden alongside a tarmac driveway providing ample off-road parking. The driveway leads to a detached single garage, which benefits from power, lighting, and an electronically operated roller door.

A pathway to the side of the property, accessed via a secure garden gate, leads to the generous, level rear garden. Fully enclosed and ideal for families, children, and pets, this attractive outdoor space features a paved patio area perfect for al fresco dining and entertaining, a well-kept lawn, a garden shed for additional storage, an outside water tap, and fenced boundaries offering privacy and security.

Important Fee Information

A Buyer's Premium of £300 (inc. VAT) and a Buyer's Deposit of £350 apply to this purchase.

Total payable upfront: £650, plus £15 per purchaser for AML / identity checks. (Therefore, if we have two purchasers it will be £30)

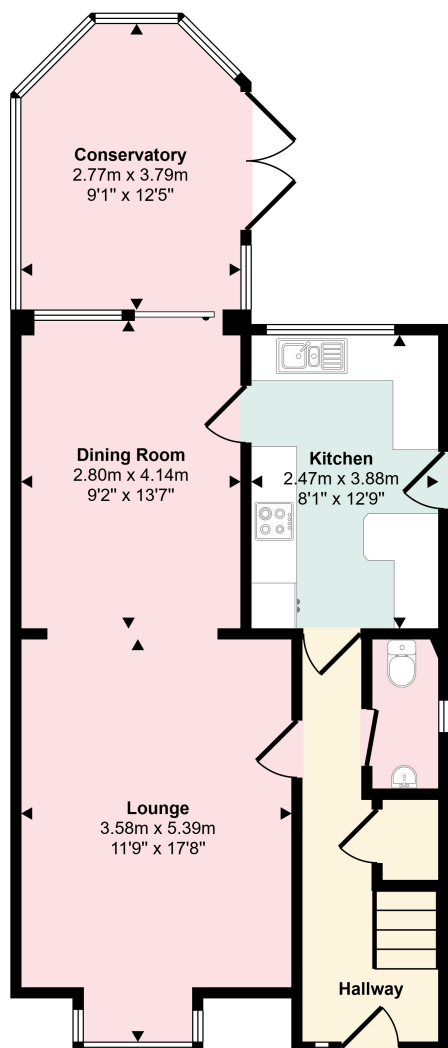
The Buyer's Premium is non-refundable. The Buyer's Deposit is refundable only in certain circumstances (including completion, seller withdrawal, certain survey or legal issues, and certain failed mortgage applications). Full terms are available from Fresh Estate & Letting Agents and should be reviewed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

Disclaimer

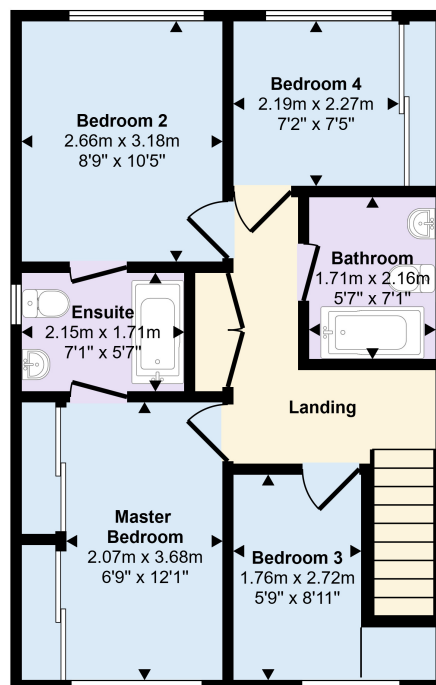
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation 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.



Approx Gross Internal Area
109 sq m / 1177 sq ft



Ground Floor
Approx 61 sq m / 655 sq ft



First Floor
Approx 49 sq m / 523 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		
England, Scotland & Wales	72	83
	EU Directive 2002/91/EC	

