Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

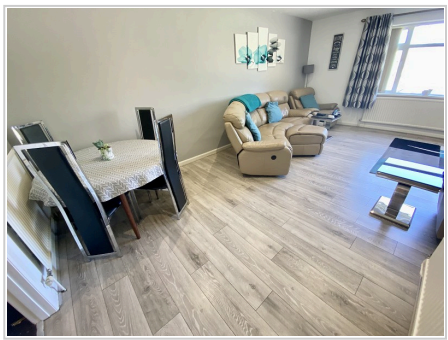
Golwg Y Mynydd
Craig-cefn-parc
Swansea
City And County of Swansea

Offers In Excess Of £400,000











- Detached residence in a popular village location
- Four bedrooms
- Spacious lounge/dining room
- Double glazing & Oil combination heating
- Parking for several vehicles and long driveway
- Outbuildings that could be used as stables
- Set within a large plot with direct mountain access
- Convenient for M4 and Morriston hospital
- An ideal family home
- PLEASE WATCH OUR VIRTUAL VIEWING

Ref: PRL12543

0

Viewing Instructions: Strictly By Appointment Only

General Description

Detached residence situated in a popular village location. Four bedrooms. Spacious lounge/dining room. Converted garage provides a versatile room that could have a number of uses. Double glazing and oil combination heating. Parking for several vehicles. Set within a large plot and set back with a long driveway. Convenient location for access to the M4 and Morriston hospital. Rear access directly onto Gelliwastad mountain which would be ideal for horse riding. Outbuildings which could be used as stables. An ideal family home.

Accommodation



Entrance Hall

Entered via double glazed entrance door. Stairs to the first floor accommodation. Laminate flooring. Single panel radiator.



Lounge/Dining Room (21' 4" Max x 20' 4" Max) or (6.50m Max x 6.19m Max)

Double glazed window to front. Laminate flooring. Wall mounted modern electric flame effect fire. Two single panel radiators.



Kitchen (12' 11" x 10' 5") or (3.94m x 3.17m)

Double glazed window and door to rear. Fitted kitchen with illuminated wall cabinets and plinths. Electric range cooker with extractor over. Porcelain one and a half bowl sink and single drainer. Double panel radiator. Integrated dishwasher. Under counter provision for a washing machine. Space for freestanding fridge/freezer. Wine rack. Electric plinth heater. Double panel radiator.



Bedroom 4 (12' 11" x 10' 5") or (3.94m x 3.18m)

Double glazed window to rear. Laminate flooring. Single panel radiator.

Bar (18' 2" x 8' 11") or (5.54m x 2.71m)

Converted garage that could have a number of uses such as a home office or an additional bedroom. Currently be used as a home bar.



Rear Porch

Double glazed door to side and windows to rear. Quarry tile flooring. Oil combination boiler. Space for tumble dryer.

Lean To (28' 0" x 6' 4") or (8.54m x 1.92m)

Double glazed doors to front and rear. One and a half bowl stainless steel sink and drainer. Provided with power and lighting.



W.C.

Double glazed window to rear. Suite comprises close coupled WC and pedestal wash hand basin. Single panel radiator. Ceramic tiling to walls.

FIRST FLOOR ACCOMMODATION

Landing

Access to the attic space.



Bedroom 1 (13' 1" x 12' 2") or (4.0m x 3.71m)

Double glazed window to Front offering open views. Single panel radiator. Access to eaves storage space.



Bedroom 2 (13' 0" x 11' 11") or (3.95m x 3.63m)

Double glazed window to front offering open views. Access to the eaves storage space. Single panel radiator.

Bedroom 3 (13' 0" x 11' 10") or (3.97m x 3.60m)

Double glazed window to rear. Access to the eaves storage space. Single panel radiator. Built in wardrobe.





Bathroom

Double glazed window to side. Suite comprises close coupled WC, pedestal wash hand basin and a panelled bath with a rainwater style mixer shower over. Single panel radiator. Airing cupboard and bathroom cabinet. Ceramic tile flooring.

External To Front

To the front of the property there is a long driveway which extends to a large parking area for several vehicles. There is a garden laid to lawn and side pedestrian access to the rear garden.

External To Rear

To the rear of the property there is a large decked seating area and a further patio seating area. Large garden which is laid to lawn and enjoys a Southerly orientation. There are two implement stores and a kennel/store room. There is a rear gate providing access onto Gelliwastad Mountain. Outside tap and exterior lighting.

Broadband and Mobile phone

Ultra fast broadband is available in the vicinity and the mobile phone signal is deemed to be good.

Services

EPC Rating:63

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F













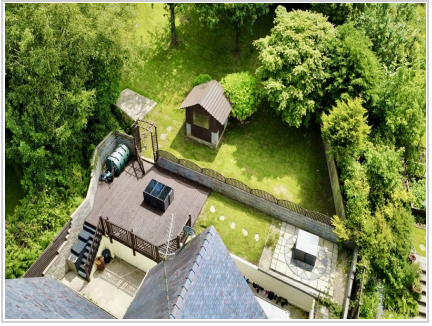






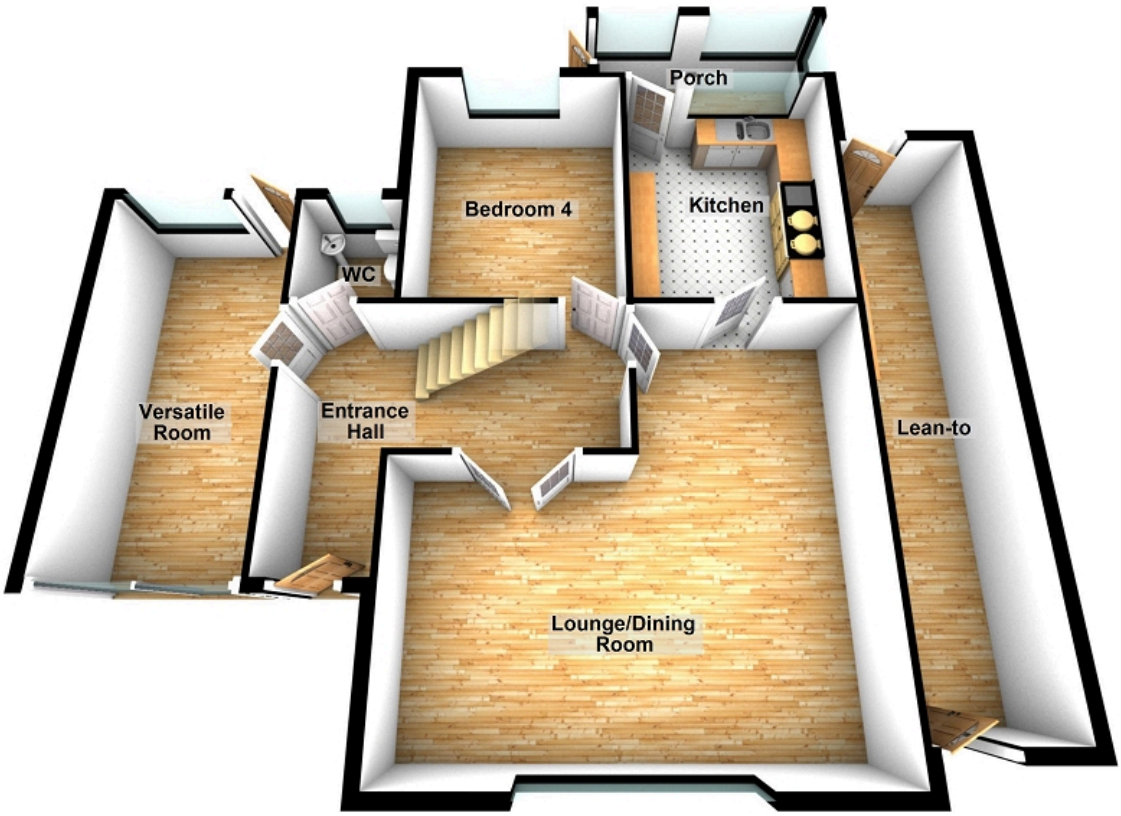




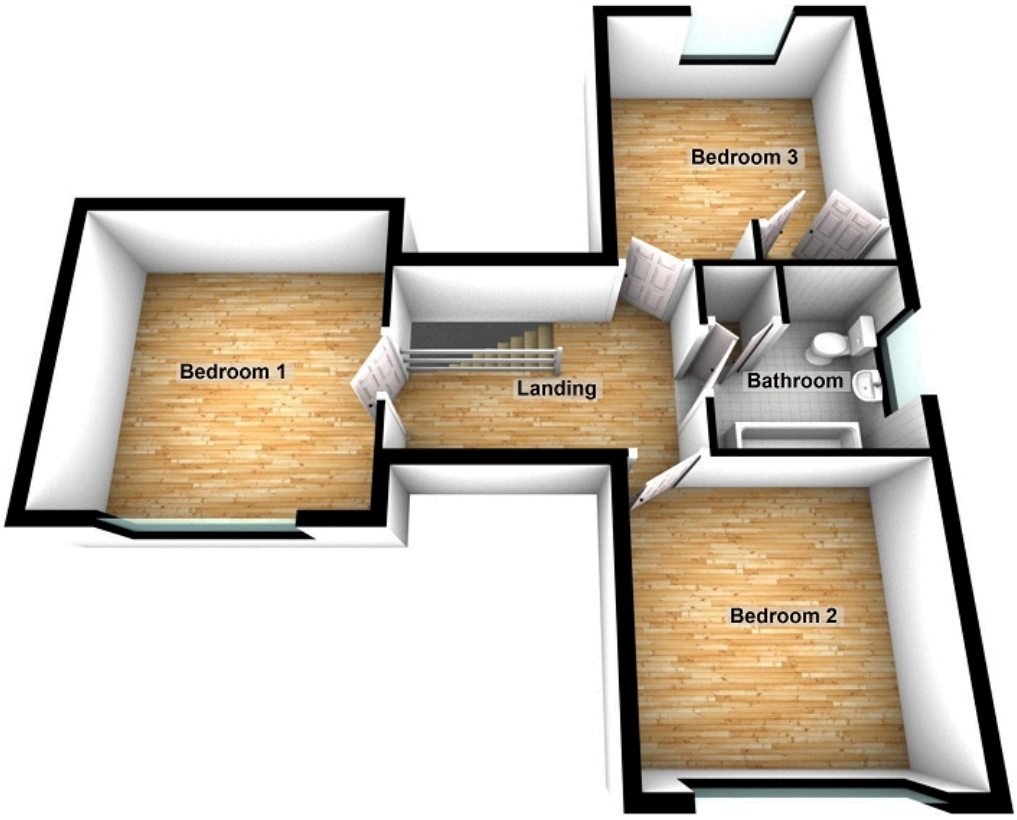





Ground Floor



First Floor



Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.