Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

# Crimea Court
# Godrergraig
# Swansea

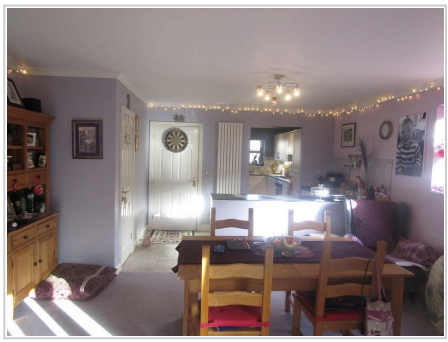
Offers In Region Of £210,000









- Extended Three Storey link House (1 of 4)
- Three Bedrooms (1 En-Suite)
- Kitchen Which is open plan In To Dining Area
- Lounge with a vaulted ceiling
- Bathroom and a cloakroom
- Double glazed
- Gas Central Heating
- 2 Parking spaces
- Enclosed side and rear garden areas
- Cul-de-sac location

**Ref: PRB11861**

Viewing Instructions: Strictly By Appointment Only

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## General Description

We are excited to bring this property to the market this well presented end link (1 of 4) three storey house which has been extended by the present owners to create an extra vaulted ceiling living area to the ground floor. The property offers flexible living accommodation comprising an entrance hall, cloakroom, open plan Kitchen/ dining room with double doors through to the lounge extension. Externally there are two parking spaces and an enclosed low maintenance side and rear garden.

## Accommodation

## Ground Floor

### Entrance Hall

Double glazed door to front, tiled flooring, radiator & stairs leading to first floor.

### Cloak Room (5' 11" x 2' 11") or (1.80m x 0.90m)

Double glazed window to front, radiator, WC, wash hand basin, tiled floor and part tiled walls.

### Kitchen Area (11' 10" x 7' 7") or (3.60m x 2.31m)

Double glazed window to front, fully fitted kitchen with 1 1/2 bowl stainless steel sink, plumbing for washing machine and dishwasher, integrated electric oven and gas hob with extractor hood above, partly tiled walls, tiled flooring, open plan into dining area.

### Dining Area (16' 5" Max x 15' 3" Max) or (5.0m Max x 4.65m Max)

Double glazed window to side, carpet/tiled floor, radiator, under stair storage cupboard, double doors and side windows leading in to lounge.

### Lounge (13' 0" x 10' 1") or (3.96m x 3.08m)

Double glazed window and door to side, double glazed French doors opening on to rear garden, two velux windows, carpet.

### First Floor Landing

Airing cupboard, carpet, stairs leading to second floor.

### Bedroom 2 (15' 3" Max x 9' 1" Max) or (4.66m Max x 2.77m Max)

Two double glazed windows to front, carpet, radiator.

### Bedroom 3 (15' 3" x 12' 10") or (4.66m x 3.90m)

Double glazed window to rear, carpet, radiator.

### Bathroom (8' 0" Max x 6' 3" Max) or (2.45m Max x 1.90m Max)

Double glazed frosted window to side, bathroom, WC, wash hand basin, bath with shower over, laminate flooring, ladder radiator.

### Second Floor Landing

Carpet.

## Master Bedroom (17' 1" Max x 11' 11" Max) or (5.20m Max x 3.62m Max)

Double glazed window to front, carpet, radiator, storage cupboard.

## En Suite (6' 9" x 5' 11") or (2.05m x 1.80m)

Skylight window, shower, wash hand basin set in a vanity surround, laminate flooring, WC and a ladder radiator.

## Dressing Room (8' 1" x 4' 4") or (2.47m x 1.31m)

skylight window, carpet & eaves storage.

## External To Front

Driveway for two cars, front garden, chippings, gated side access, two large wooden sheds, paving stones.

## External To Rear

Enclosed rear garden, fencing, paved area, chippings covered outside sitting area.

## Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:75

## Tenure

We are informed that the tenure is Freehold

## Council Tax

Band D

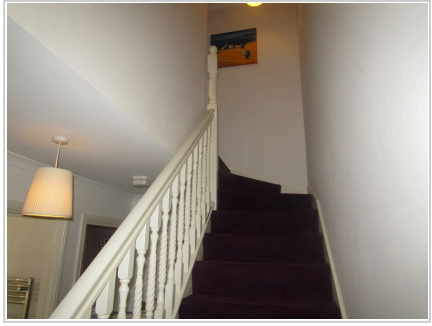














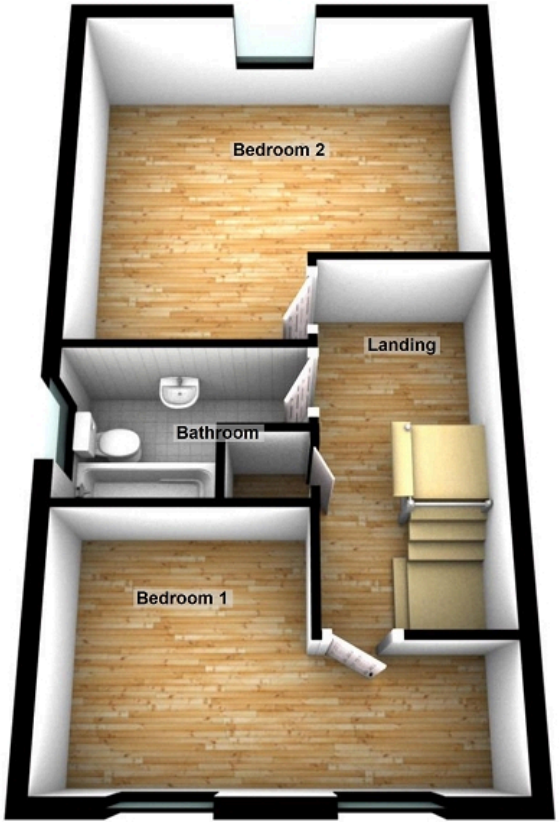





Ground Floor




First Floor



Second Floor




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