Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Lilliput Lane
West Cross
Swansea
City And County of Swansea

Offers Over £399,995











- Well presented four bedroom end link home
- Modern kitchen breakfast room
- Large lounge dining room with sit out Blacony
- Ensuite shower with WC to master bedroom
- Driveway * Front and rear gardens
- Some Sea Views from 1st and 2nd floors
- Ideal family home or Air B&B
- Short distance from Mumbles and Coastline
- Short drive to Uni and Hospital

Ref: PRM12519

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Viewing Instructions: Strictly By Appointment Only

General Description

A well presented family home, accommodation which comprises of; entrance hall, bedroom 4, snug and store room to ground floor, open plan lounge dining room with balcony and Sea view, spacious modern fitted kitchen with integrated appliances and cloakroom to 1st floor, stylish family shower room, 3 good sized bedrooms (master with ensuite shower and WC) to 2nd floor. Externally the property enjoys driveway parking and front and enclosed rear garden.

Accommodation

Ground Floor

Entrance Hallway

Stairs to first floor, built in storage cupboard, laminate flooring and radiator.

Bedroom / Reception room (17' 4" x 7' 11") or (5.29m x 2.42m)

Upvc double glazed window and door to front and radiator.

Snug/Study (8' 6" x 6' 5") or (2.60m x 1.95m)

Built in storage cupboard housing wall mounted gas combi central heating boiler, laminate flooring and radiator.

Storage Room (19' 2" Max x 8' 10") or (5.85m Max x 2.68m)

First Floor

Landing: wood flooring, stairs to 2nd floor, double doors to;

Lounge/Dining Room (14' 5" Max x 19' 2") or (4.40m Max x 5.85m)

Upvc fully double glazed frontage with door to sit out balcony with far reaching partial Sea View. Feature fire place, wooden flooring and two radiators.

Kitchen / Breakfast Room (14' 10" x 10' 6") or (4.53m x 3.19m)

Spacious and modern kitchen which includes; range of base and wall units with tiled splash backs, integrated fridge freezer, dishwasher, 4-ring electric hob and oven with extractor fan over, stainless steel Belfast style sink unit, breakfast bar, ceramic tiled flooring, Upvc double glazed patio doors to rear garden.

Utility Area

Built in units with plumbing for washing machine.

W.C.

Upvc frosted single glazed window to rear, vanity style wash hand basin, low level WC, tiled splash backs, ceramic tiled flooring.

Second Floor.

Spacious landing with loft access.

Bedroom 1 (15' 1" x 12' 6" Max) or (4.60m x 3.82m Max)

Upvc double glazed window to rear, radiator, open plan ensuite with wash hand basin, walk-in shower and tiled flooring.

Bedroom 2 (13' 11" x 10' 8") or (4.24m x 3.26m)

Upvc double glazed window to front with some Sea Views and radiator.

Bedroom 3 (10' 6" x 8' 6") or (3.19m x 2.59m)

Upvc double glazed window to front with some Sea Views and radiator.

Bathroom (8' 4" x 5' 9") or (2.54m x 1.75m)

Modern bathroom suite which includes; Upvc double glazed window to rear, vertical panel radiator, panelled bath with electric shower over, low-level WC, vanity style wash hand basin, fully tiled walls and floors.

Externally.

To front: garden area laid mainly to lawn and driveway.

To rear: enclosed rear garden laid mainly to artificial lawn, seating area laid to pebbles planted with mature tree and shrubs.

Services

Mains water, mains electricity, mains gas, mains drainage

EPC Rating:51

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E



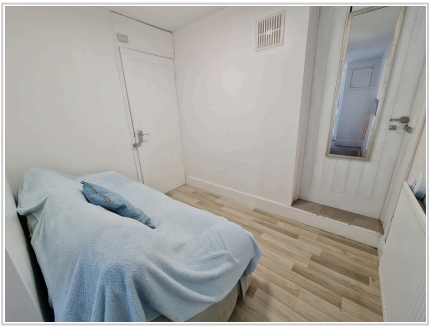


















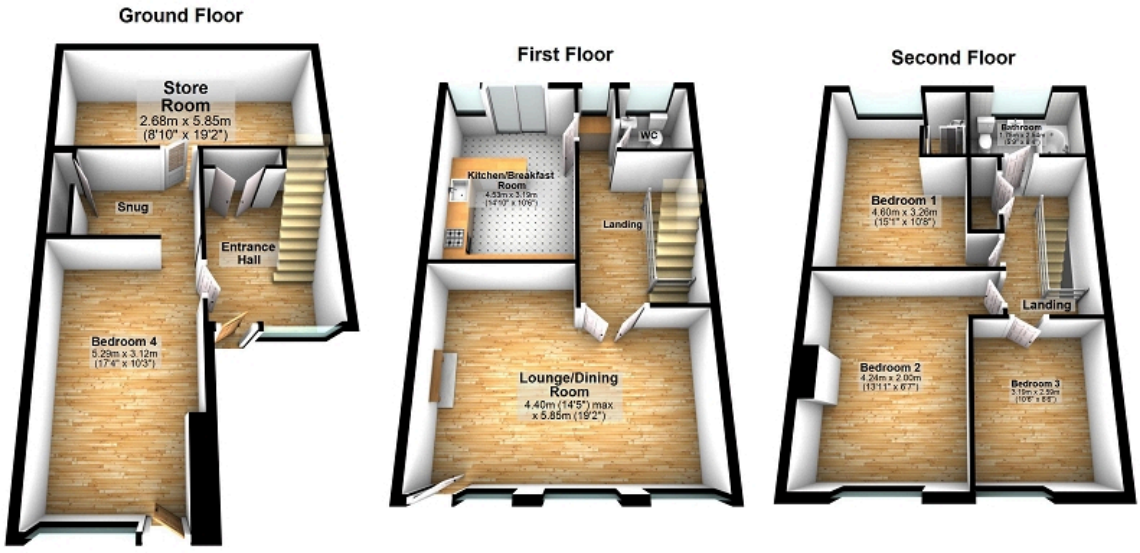










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