Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Maes Y Gwernen Road
Cwmrhydyceirw
Swansea
City And County of Swansea

£269,995











- Detached residence
- Three bedrooms
- Two separate reception rooms
- Double glazing and gas combination heating
- Ground floor bathroom and first floor shower room
- Driveway
- Good size plot
- Sought after location
- Convenient for M4, hospital and schools
- PLEASE WATCH OUR VIRTUAL VIEWING

Ref: PRL12570

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Viewing Instructions: Strictly By Appointment Only

General Description

Detached residence situated in a sought after location. Three bedrooms. Two separate reception rooms. Ground floor bathroom and first floor shower room. Double glazing and gas combination heating. Driveway. Good size plot. Convenient for access to the M4, hospital and local schools. Available with no onward chain.

Accommodation

Entrance Porch

Entered via double glazed entrance door. Double glazed windows to front and side.

Entrance Hall

Entered via glass panelled entrance door. Stairs to the first floor accommodation with original balustrade. Single panel radiator.



Sitting Room (12' 3" x 10' 4") or (3.74m x 3.16m)

Double glazed window to front. Double panel radiator.



Lounge (19' 7" Max x 13' 1" Max) or (5.96m Max x 3.98m Max)

Double glazed window to side. Fireplace with natural stone hearth and surround with timber mantle over. Double panel radiator.

Kitchen (13' 2" x 12' 0") or (4.02m x 3.65m)

Double glazed window to rear. Fitted kitchen incorporating a one and a half bowl sink and single drainer. Integrated electric double oven and hob with extractor over. Under counter provision for a washing machine. Double panel radiator.

Rear Hall

Double glazed door to side. Access to a walk in store room that houses a gas combination boiler.



Bathroom

Double glazed window to rear. Suite comprises close coupled WC, pedestal wash hand basin and a panelled bath. Built in storage cupboard. Double panel radiator.

FIRST FLOOR ACCOMMODATION

Landing

Double glazed window to side. Access to the attic space via retractable loft ladder, the attic is boarded and provided with lighting.



Bedroom 1 (13' 0" x 12' 1") or (3.97m x 3.69m)

Double glazed window to rear. Double panel radiator. Exposed timber flooring.



Bedroom 2 (12' 1" x 10' 7") or (3.69m x 3.22m)

Double glazed window to front. Double panel radiator. Exposed timber flooring.

Bedroom 3 (8' 9" x 7' 1") or (2.66m x 2.16m)

Double glazed window to rear. Single panel radiator. Built in storage cupboard.



Shower Room

Double glazed window to front. Suite comprises close coupled WC, pedestal wash hand basin and a shower enclosure with mixer shower. Ceramic tile flooring.

External To Front

To the front of the property there is a driveway which extends to the remains of a single garage. There is a forecourt garden area.

External To Rear

To the rear of the property there is a good size garden which requires attention.

Broadband and Mobile phone

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

Services

EPC Rating:54

Tenure

We are informed that the tenure is Freehold

Council Tax

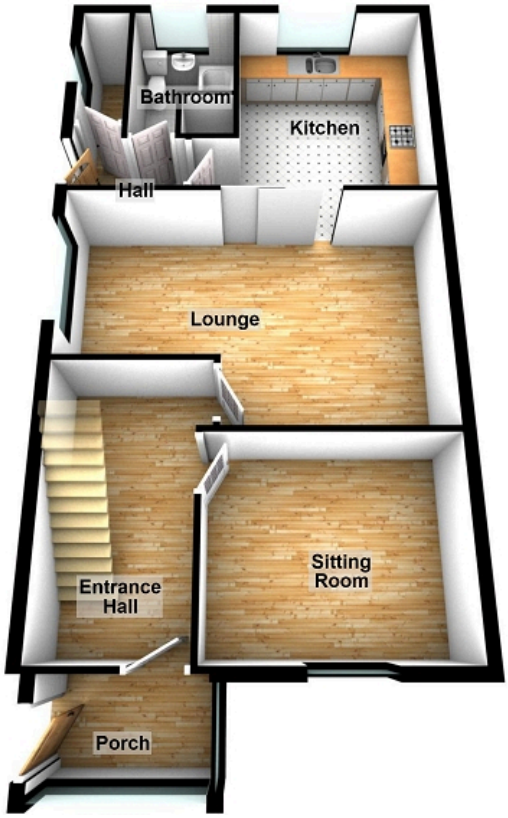
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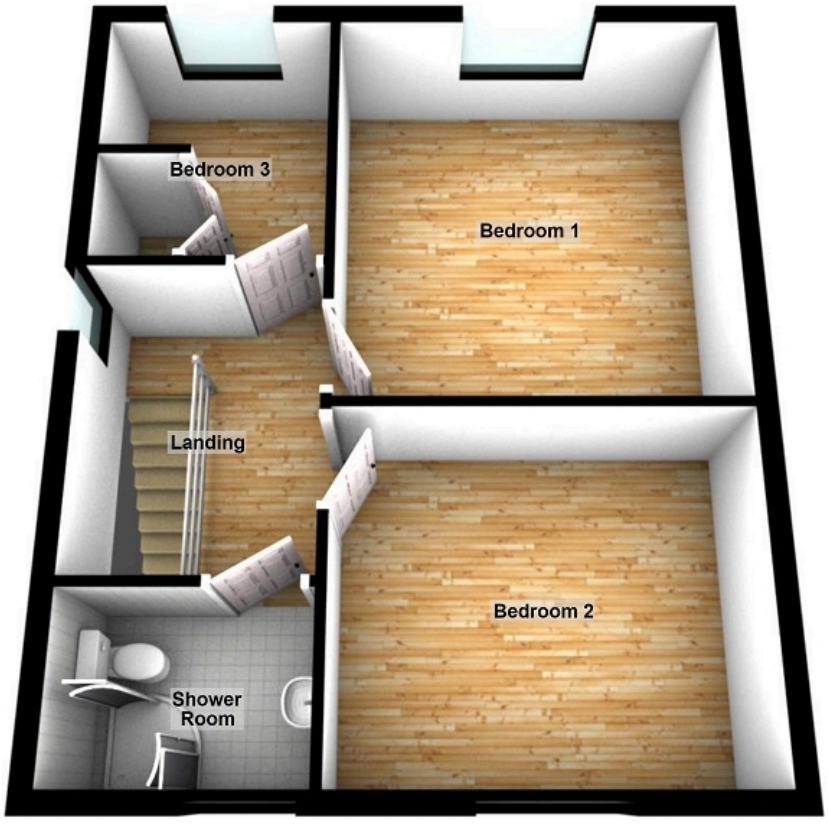





Ground Floor



First Floor



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