Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

St
Peters Avenue
Fforestfach
Swansea
City And County of Swansea

£315,000











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- Beautifully presented detached raised bungalow
- Spacious and versatile accommodation throughout
- Fully converted garage providing flexible living space, ideal as a home office, hobby room or additional reception room
- Generous lounge opening into a bright, south-facing conservatory
- Modern fitted kitchen with integrated appliances
- Please watch our video tour
- Principal bedroom with en-suite shower room
- Contemporary family bathroom
- Large, mature tiered rear garden
- Currently leasehold but will be freehold on completion

Ref: PRM12434

Viewing Instructions: Strictly By Appointment Only

General Description

Beautifully presented detached raised bungalow offering spacious and versatile accommodation. Features include a generous lounge, south-facing conservatory, modern integrated kitchen, three bedrooms, en-suite to principal bedroom and family bathroom. Set on a substantial plot with a mature tiered rear garden and driveway parking.

Accommodation

Ground Floor

Converted Garage (18' 1" x 7' 3") or (5.50m x 2.20m)

Fully converted garage which could be used for a number of different purposes, includes water feed, multiple electrical sockets and radiator.

Entrance Hall (10' 2" x 6' 11") or (3.10m x 2.10m)

UPVC door to side, double glazed window to front, under stairs storage, stairs leading up.

First Floor

Hall (23' 7" x 2' 11") or (7.20m x 0.90m)

Laminate flooring, loft access, radiator.

Lounge (20' 8" x 13' 1") or (6.30m x 4.00m)

Spacious lounge with laminate flooring, radiator, double doors leading to;

Conservatory (10' 2" x 13' 5") or (3.10m x 4.10m)

UPVC double glazing to side and rear, laminate flooring, double glazed patio doors leading to garden, radiator.

Kitchen (9' 6" x 12' 10") or (2.90m x 3.90m)

Range of wall and base units with tile splash back, range gas cooker, extractor fan, integrated fridge freezer, integrated dishwasher, tiled floor, part tiled walls, wall mounted combi boiler, LED spots, double glazed window to front, designer radiator.

Bedroom 1 (12' 10" x 10' 2") or (3.90m x 3.10m)

Laminate flooring, fitted wardrobes, double glazed window to front, radiator.

En Suite Shower (7' 7" x 5' 7") or (2.30m x 1.70m)

Shower cubicle, vanity style wash hand basin, low level W.C, tiled walls, tiled floor, LED spots, frosted double glazed window to front, radiator.

Bedroom 2 (12' 10" x 10' 2") or (3.90m x 3.10m)

Laminate flooring, fitted wardrobes, double glazed window to rear, radiator.

Bedroom 3 (11' 2" x 8' 2") or (3.40m x 2.50m)

Laminate flooring, double glazed window to rear, radiator.

Bathroom (7' 3" x 6' 3") or (2.20m x 1.90m)

Oval bath, low level W.C, wash hand basin, tiled walls, tiled floor, frosted double glazed window to front, radiator.

External

Situated on a generous plot, the property benefits from a large, mature tiered rear garden, offering a private and attractive outdoor space. The upper level enjoys far-reaching views, while a private patio area provides the perfect setting for outdoor dining and entertaining. To the front, the property features a driveway and lawned area, providing both parking and kerb appeal.

Important Information

The property is currently leasehold, however our client have confirmed they are prepared to purchase the freehold so the property will be Freehold on completion.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:72

Tenure

We are informed that the tenure is Freehold

Council Tax

Band E

























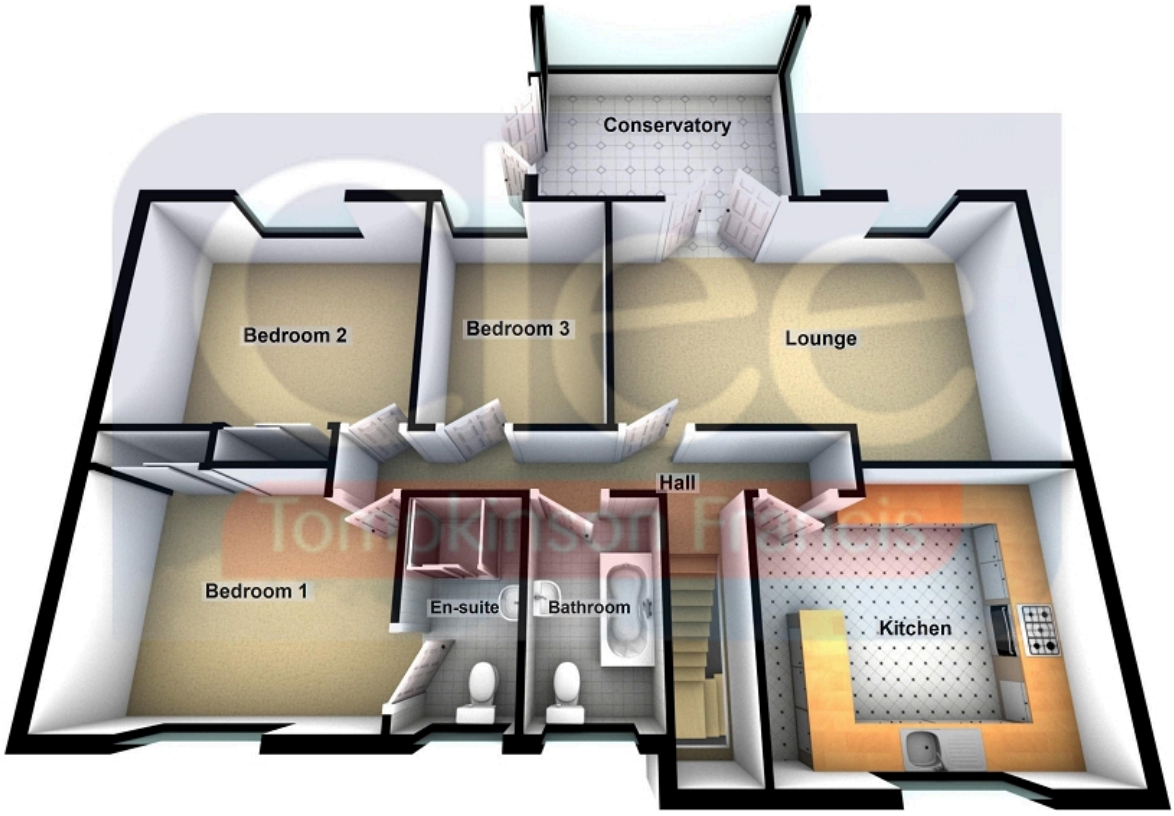





Ground Floor



First Floor



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