Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Y Gwernydd
Glais
Swansea
City And County of Swansea

£375,000











- Detached residence
- Three bedrooms
- Four reception rooms plus a conservatory
- Double glazing and gas combination heating
- Parking for several vehicles and a detached garage
- Generous plot with a South Easterly orientation
- Popular village location
- Convenient for M4 and Morriston hospital
- Available with no onward chain
- PLEASE WATCH OUR VIRTUAL VIEWING

Ref: PRL12597

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Viewing Instructions: Strictly By Appointment Only

General Description

Detached residence situated in popular village location. Three bedrooms. Four reception rooms and a conservatory addition. Double glazing and gas central heating. Parking for several vehicles and a garage. The property is set within a generous plot. Cul de sac location. Convenient for access to the M4 and Morriston hospital. Available with no onward chain. First time to market since new. The ground floor accommodation has potential for conversion to an annexe or additional bedroom.

Accommodation

Entrance Hall

Entered via double glazed composite entrance door. Stairs to the first floor accommodation. Real wood flooring. Cloaks cupboard. Double panel radiator.



Lounge (18' 10" x 12' 1") or (5.73m x 3.69m)

Two double glazed windows to side. Double glazed patio door to the rear. Feature fireplace with an ornate timber surround. Real wood flooring. Two single panel radiators.



Living Room (12' 5" x 12' 3") or (3.78m x 3.73m)

Double glazed bay window to front. Feature fireplace with stone hearth and surround. Real wood flooring. Access to the under stairs storage cupboard. Single panel radiator.



Sitting Room (13' 1" x 11' 1") or (3.99m x 3.39m)

Double glazed bay window to front. Laminate flooring. Feature fireplace with marble hearth and ornate timber surround. Single panel radiator.



Dining Room (18' 7" x 9' 7") or (5.67m x 2.91m)

Double glazed French doors leading through to the conservatory. Built in storage cupboard. Real wood flooring. Single panel radiator.

Kitchen/Breakfast Room (14' 8" x 13' 1") or (4.47m x 3.99m)

Double glazed door and window to rear. Fitted kitchen incorporating a stainless steel sink and single drainer. Integrated electric oven and gas hob with extractor over. Under counter provision for a washing machine and dishwasher. Space



for freestanding fridge/freezer. Counter illumination. Ceramic tile flooring. Double panel radiator.

FIRST FLOOR ACCOMMODATION

Landing

Double glazed window to side. Access to the attic space via retractable loft ladder, the attic is partially boarded.



Bedroom 1 (12' 2" x 9' 2") or (3.72m x 2.80m)

Double glazed window to front. Airing cupboard housing a gas combination boiler and a radiator. Laminate flooring. Single panel radiator.



Bedroom 2 (9' 10" x 9' 5") or (2.99m x 2.87m)

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



Bedroom 3 (9' 2" x 7' 10") or (2.80m x 2.39m)

Double glazed window to front. Laminate flooring. Over stairs storage cupboard. Single panel radiator.



Bathroom

Two double glazed windows to rear. Suite comprises close coupled WC, wash hand basin set upon a vanity unit, panelled bath and a shower enclosure with mixer shower. Chrome heated towel rail. Ceramic tiling to walls and floor. Extractor.

External To Front

To the front of the property there is a brick paved parking area for several vehicles which extends to a detached garage. There is an area of garden which is laid to lawn and there is side pedestrian access to the rear garden. Exterior lighting. New metal fencing.

External To Rear

To the rear of the property there is a garden which is laid to lawn that enjoys a South Easterly orientation. There are a number of patio seating areas and a raised decked seating area. There is a summer house, green house, implement store and further garden shed to the side of the property.. Exterior lighting and outside tap.



Garage (21' 1" x 11' 1") or (6.43m x 3.37m)

Entered via electrically operated roller shutter door. Double glazed window and door to side. Provided with power and lighting.

Broadband and Mobile phone

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

Services

EPC Rating:63

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



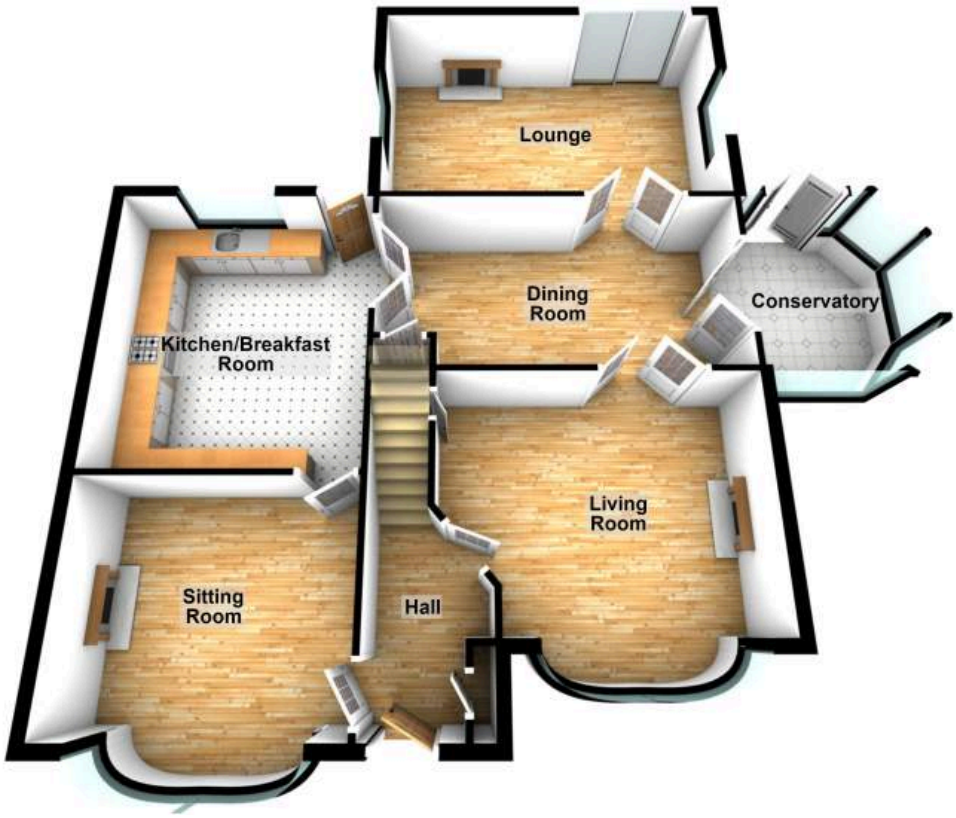




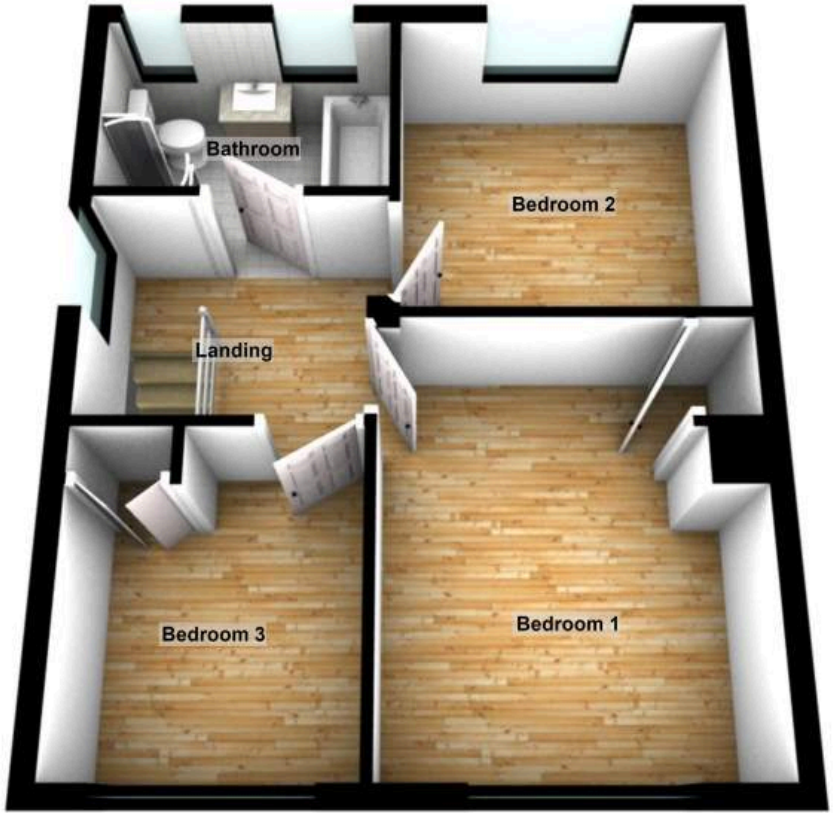




Ground Floor



First Floor



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