Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Heol Las
Birchgrove
Swansea
City And County of Swansea

£325,000











- Individually built detached residence
- Four bedrooms (one with en-suite facilities)
- Spacious lounge
- Kitchen/Dining room
- Utility Room and WC
- Driveway for several vehicles and a garage
- Enclosed garden backing onto farm land
- Convenient for M4 and Morriston Hospital
- Available with no onward chain
- PLEASE WATCH OUR VIRTUAL VIEWING

Ref: PRL12569

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Viewing Instructions: Strictly By Appointment Only

General Description

Individually built detached residence situated in a popular location. Four bedrooms (one with en suite facilities). Spacious lounge. Kitchen/Dining room. Utility room and WC. Driveway for several vehicles and a garage. Enclosed garden backing onto farmland. Convenient for access to the M4 and Morriston hospital. Available with no onward chain.

Accommodation

Entrance Hall

Entered via double glazed entrance door. Stairs to the first floor accommodation. Double panel radiator. Alarm control unit.



Lounge (28' 8" x 12' 1") or (8.75m x 3.69m)

Double glazed window to front and french doors to the rear. Feature fireplace with marble hearth and surround. Two double panel radiators.

Kitchen Area (13' 2" x 8' 11") or (4.01m x 2.71m)

Double glazed window to rear. Fitted kitchen incorporating a sink and single drainer. Integrated electric oven and hob with extractor over. Integrated dishwasher. Ceramic tile flooring. Double panel radiator. Open plan to the dining area.

Dining Area (12' 2" x 7' 10") or (3.70m x 2.40m)

Double glazed french doors to the rear. Double panel radiator.



Utility Room

Double glazed door to side. Fitted units incorporating a stainless steel sink and single drainer. Under counter provision for a washing machine. Pedestrian access door to the garage. Ceramic tile flooring.



W.C.

Double glazed window to front. Suite comprises close coupled WC and a wash hand basin set upon a vanity unit. Single panel radiator. Ceramic tiling to walls and floor. Extractor.

FIRST FLOOR ACCOMMODATION

Landing

Airing cupboard housing a single panel radiator.





Bedroom 1 (14' 8" x 10' 6") or (4.47m x 3.20m)

Double glazed window to rear offering views over farmland. Fitted wardrobes, over head storage cupboards and bedside cabinets. Single panel radiator.

En-Suite

Double glazed window to side. Suite comprises close coupled WC and a pedestal wash hand basin. Single panel radiator.



Bedroom 2 (13' 0" x 11' 5") or (3.95m x 3.49m)

Double glazed window to front. Double panel radiator.



Bedroom 3 (12' 2" x 11' 5") or (3.72m x 3.49m)

Double glazed window to side. Fitted bedroom furniture comprising wardrobes and vanity desk. Access to eaves storage space. Double panel radiator.



Bedroom 4 (8' 4" x 4' 7") or (2.54m x 1.40m)

Double glazed window to front. Single panel radiator.

Bathroom

Double glazed window to side. Suite comprises close coupled WC, pedestal wash hand basin, panelled bath with mixer shower attachment and a shower enclosure with rainwater style mixer shower. Laminate flooring. Extractor. Double



panel radiator. Access to the attic space which is boarded and provided with lighting.

External To Front

To the front of the property there is a driveway for several vehicles that extends to an attached garage. There is a garden which is laid to lawn with mature shrubs.

External To Rear

To the rear of the property there is a low maintenance patio garden which backs onto farmland. Implement storage shed and greenhouse. Outside tap and exterior lighting.

Garage (16' 10" x 12' 3") or (5.13m x 3.74m)

Entered via up and over door. Double glazed window to side. Gas combination boiler. Ceramic tile flooring. Double panel radiator. Provided with power and lighting.

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:78

Tenure

We are informed that the tenure is Freehold

Council Tax

Band F













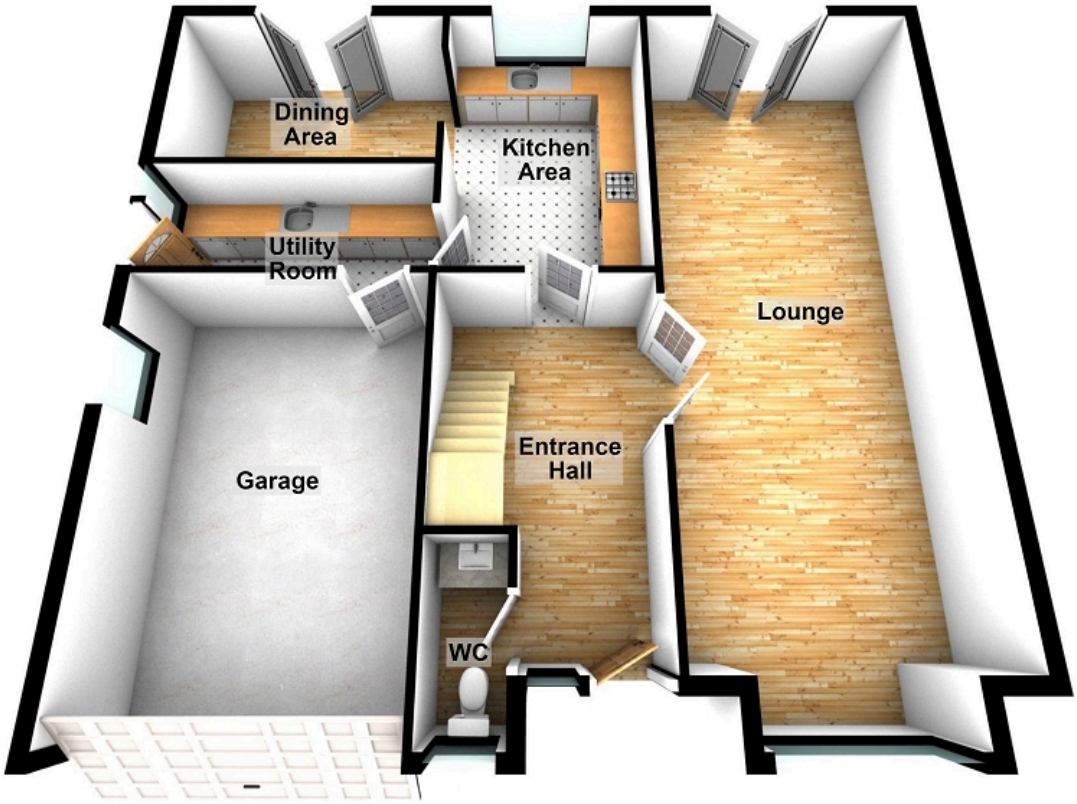




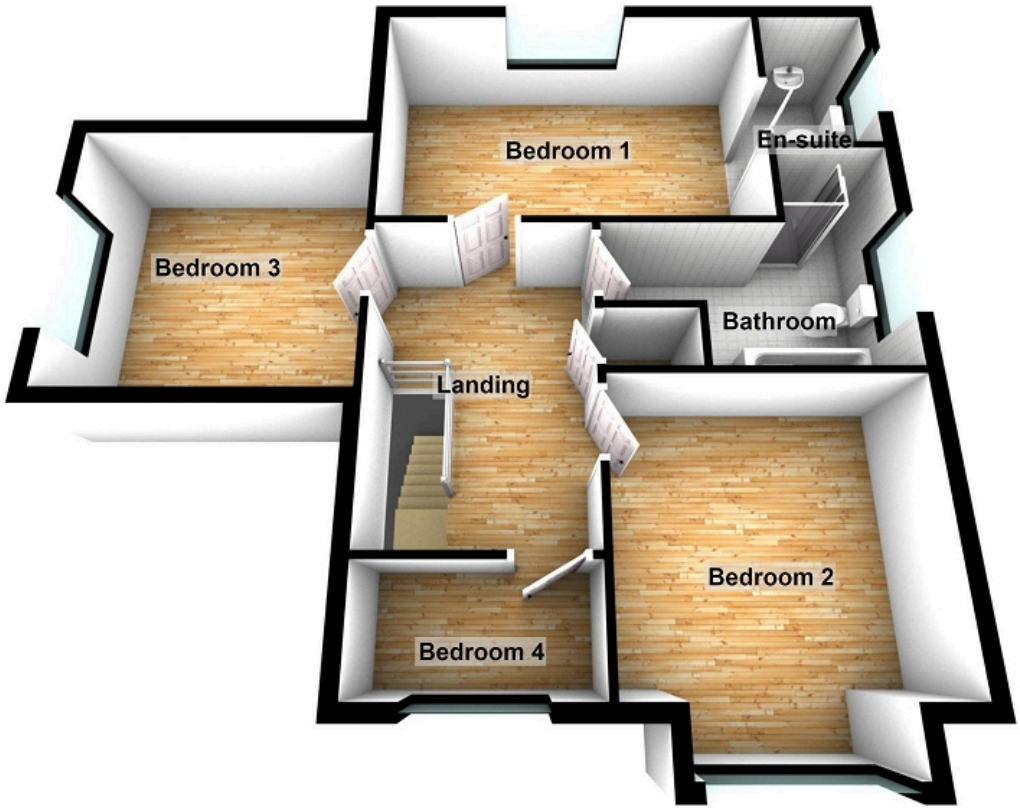




Ground Floor



First Floor



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