21
Walter Road,
Swansea SA1 5NQ

ASTLEYS RESIDENTIAL









32 Cae Eithin, Llangyfelach, Swansea, SA6 6EZ

£425,000

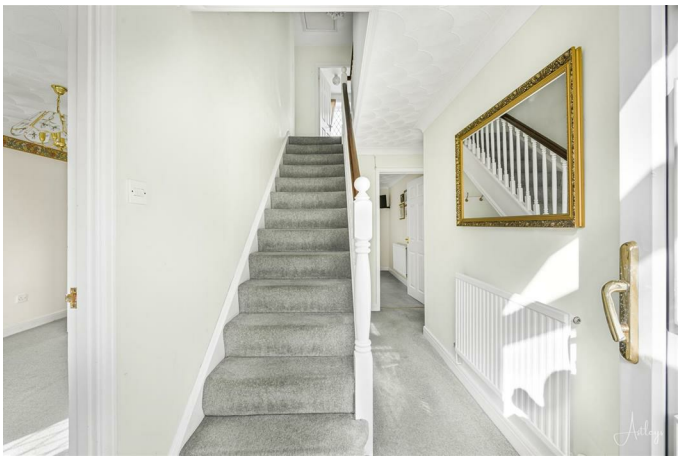
Welcome to this stunning 4 bedroom detached family home located in the sought after development of Llangyfelach, Swansea. This property boasts 3 reception rooms, 2 bathrooms and parking leading to the double garage, making it an ideal choice for a growing family.

As you step into this spacious home, you are greeted by a hallway leading to a dining room that seamlessly flows into the lounge through double doors, offering a perfect space for entertaining. The patio doors open up to the garden, bringing the outdoors in. Additionally, there is a study for those who require a home office space and a kitchen/breakfast room with patio doors to the garden, allowing for plenty of natural light to flood the space. Upstairs, you will find 4 well appointed bedrooms, with the master bedroom featuring an en-suite for added convenience. A family bathroom completes the first floor, providing ample facilities for the whole family. Externally, the property features a front garden, side access to the rear garden, a double driveway leading to the double garage and a rear garden that is mainly laid to lawn, perfect for outdoor activities and relaxation. Conveniently located within walking distance to the local primary school, and with easy access to the M4 Corridor and a short drive to Morriston Hospital, this property is not only a great family home but also offers practicality and accessibility. Don't miss out on the opportunity to make this house your home and create lasting memories in this wonderful property in the heart of Swansea.

The Accommodation Comprises

Ground Floor

Hallway



Entered via double glazed door to front, radiator, fitted carpet, coving to ceiling, staircase to first floor.

Dining Room 12'3" x 9'3" (3.74m x 2.81m)




Double glazed window to front, radiator, fitted carpet, coving to ceiling, double doors leading to the lounge.

Lounge 11'3" x 16'6" (3.43m x 5.04m)




Double glazed window to rear, radiator, fitted carpet, coving to ceiling, double glazed sliding door to the rear garden.

Sitting Room/Study 9'1" x 10'3" (2.78m x 3.13m)




Double glazed window to front, radiator, fitted carpet, coving to ceiling.

WC



Two piece suite comprising, wash hand basin and WC. Extractor fan, tiled splashback, radiator, vinyl flooring.

Kitchen/Breakfast Room 14'4" x 20'6" (4.37m x 6.26m)




Fitted with a range of wall and base with worktop space over, 1+1/2 bowl stainless steel sink, plumbing for dishwasher and space for undercounter fridge, built-in eye level oven, built-in four ring gas hob, radiator, ceiling spotlights, double glazed window to rear, double glazed sliding door leading to the rear garden, door leading into the utility room.

Utility Room 8'2" x 6'0" (2.50m x 1.82m)



Fitted with a base unit and worktop space over with sink unit, space for fridge/freezer and washing machine, double glazed window to rear, radiator, access to loft, door to garage, double glazed door leading to the rear garden.

First Floor

Landing

Storage cupboard housing the hot water tank, access to loft with a pull-down ladder.

Bedroom 1 14'8" x 9'3" (4.47m x 2.82m)



Double glazed window to front, radiator.

En-suite



Fitted with three piece coloured suite comprising bath, wash hand basin and WC. Tiled walls, tiled flooring.

Bedroom 2 9'1" x 9'9" (2.76m x 2.98m)



Double glazed window to rear, radiator.

Bedroom 3 11'7" x 10'4" (3.54m x 3.14m)



Double glazed window to front, radiator.

Bedroom 4 9'1" x 7'11" (2.77m x 2.41m)



Double glazed window to rear, laminated flooring, radiator.

Bathroom 6'1" x 7'4" (1.86m x 2.24m)



Fitted with a three piece coloured suite comprising bath, wash hand basin and WC. Tiled walls, tiled flooring, double glazed window to rear.

Garage

Attached brick garage, twometal up and over door.

External



Externally, the property features a well maintained front garden with a neatly lawned area and side access to the rear. A double driveway leads to a spacious double garage, providing ample off road parking. The enclosed rear garden is primarily laid to lawn and enhanced with mature shrubs, offering a pleasant outdoor space. Crazy paving pathways add charm and character, making the garden a perfect area for relaxation and outdoor activities.

Rear Garden



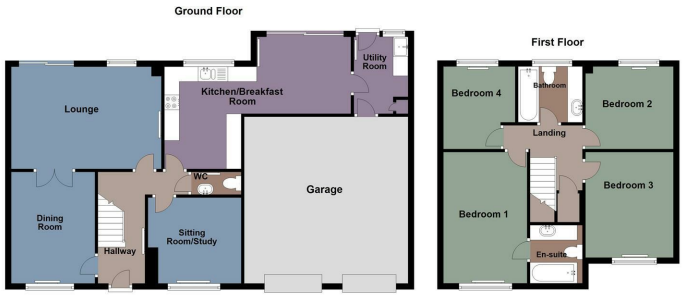

Aerial Images



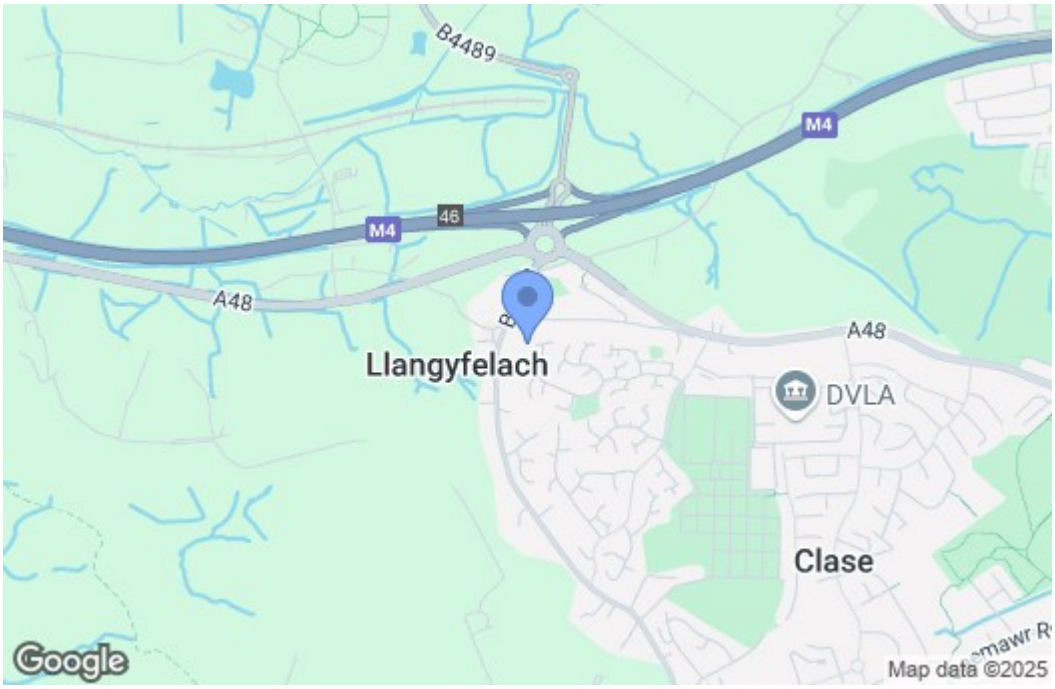

Agents Note

Tenure - Freehold
Services - Mains electric. Mains sewerage. Mains Gas. Mains water/Water Meter.
Mobile coverage - EE Vodafone Three O2
Broadband - Basic 8 Mbps Superfast 64 Mbps
Satellite / Fibre TV Availability - BT Sky

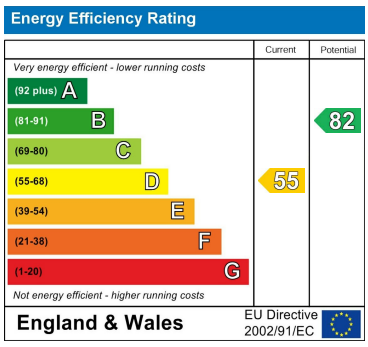
Floor Plan

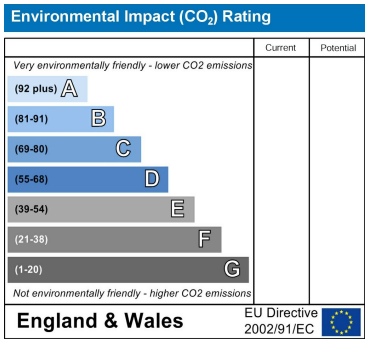


Area Map



Energy Efficiency Graph





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