



Joiners Road, Three Crosses, Swansea, SA4 3NY
£485,000

Offered to the open market with no onward chain. Occupying a sheltered and private position, tucked away off the main road in the popular North Gower Village of Three Crosses. This exceptional detached home stands within an established garden plot with private driveway to integral garage and outside heated swimming pool. Boasting great internal proportions which is not apparent from an external glance, perfect for family entertainment. The property comprises entrance porch, large open plan lounge/dining/family room and modern kitchen/breakfast room. L-Shaped Internal hallway offers access to bedrooms two, three and four and family bathroom. Near bedroom four there is a convenient utility room, cloakroom and access to integral garage. Staircase access to first floor where can be found the master bedroom with ensuite shower room along with dressing room. The envious plot in which this great home sits, boasts tranquil woodland views to the rear. A well positioned decking area along with the afore mentioned heated Swimming pool, perfect for long summer evenings. Viewing highly recommended.

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GROUND FLOOR

Entrance Porch

Accessed via uPVC double glazed frosted door, with side windows, into the porch. Tiled flooring, brick-effect walls, plain plastered ceiling with coving, heated storage cupboard. Access is provided to the lounge/dining room/ family room.

Lounge/Dining Room/ Family Room 8.51m max x 6.89m max (27'11" max x 22'7" max)

With uPVC double glazed window to the front, side and rear, along with double glazed French doors. Four radiators, integrated electric fireplace, wood flooring, plain plastered ceiling with coving. Access to the:

Kitchen/Breakfast Room 6.08m max x 3.88m max (19'11" max x 12'9" max)

Two uPVC double glazed windows to the front. A range of wall mounted and base units, together with a complimentary granite work surface, breakfast bar, display cabinets and wine cooler. Inset single bowl and drainer with mixer tap, integrated double oven and AGA/Cooker, space for American style fridge-freezer, Neff dishwasher, tiled flooring, plain plastered ceiling with coving and a range of soft lighting. Radiator. Access to:

Internal L-shaped Hallway

Access is provided to bedrooms two, three and four, family bathroom and staircase access to first floor landing, where can be found a Master Bedroom and en-suite. Wood flooring, plain plastered ceiling and coving, window to the side and fitted storage cupboards,

Bedroom 2 5.28m x 3.01m` (17'4" x 9'11")

UPVC double glazed window to the side, radiator, wood-effect flooring, plain plastered ceiling with coving and partial spotlights.

Bedroom 3 4.29m x 4.24m max (14'1" x 13'11" max)

UPVC double glazed window to the side and rear, radiator, textured ceiling and coving, laminate flooring.

Bedroom 4 3.14m x 2.90m (10'4" x 9'6")

Wood-effect double glazed window to the side, wood flooring, plain plastered ceiling with coving, radiator. Access to integral garage, along with utility room and cloakroom.

Utility Room 2.94m x 2.39m (9'8" x 7'10")

UPVC double glazed window and door to the rear. A range of fitted base units with a complementary work surface, stainless steel single bowl with drainer and mixer tap, space for washing machine and dryer, tiled flooring, tiled splash-back, plain plastered ceiling and floor mounted boiler.

Cloak Room

UPVC double glazed frosted window to the side, close coupled WC, tiled flooring, plain plastered ceiling with coving.

Family Bathroom

UPVC double glazed frosted window to the rear. Four piece suite comprising whirlpool-style bath, pedestal wash-hand basin, WC and bidet. Radiator, tiled flooring, tiled walls and plain plastered ceiling with coving.

FIRST FLOOR

Landing

Access via staircase to first floor landing. Fitted carpet and plain plastered ceiling, storage. Access is provided to the master bedroom and en-suite.

Master Bedroom 6.58m max x 4.86m max (21'7" max x 15'11" max)

Two uPVC double glazed dormer-style windows to the rear, two radiators, access to dressing area, fitted carpet, plain plastered ceiling. Access to the:

En-Suite

UPVC double glazed frosted window to the side, four piece suite comprising shower enclosure, WC with hidden cistern, his'n'hers wash-hand basins with surround storage, wall mounted vanity mirror, tiled walls and flooring, radiator, plain plastered ceiling with spotlights.

EXTERNALLY

To the front is driveway parking leading to integral garage, lawned area with private hedgerow.

Side access to the enclosed rear garden with an established hedgerow, patio area, large decking area with views over the local woodlands. Large area laid to lawn, heated outdoor swimming pool and free standing shed.

DIRECTIONS

From our Killay office proceed along Gower Road in the Dunvant direction to the mini roundabout, bear left continuing along Gower Road up the hill towards Fairwood Common. Turn right onto the North Gower Road sign posted for Three Crosses, take your next turning right onto Tirmynydd Road over the cattle grid into the village of Three Crosses. Proceed to the top of the road and turn right into Joiners Road where No 42 can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: G

EPC RATING: D

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 298 014

