



Bryn Road, Waunarlwydd, Swansea, SA5 4RB  
**£324,950**



New to the market, a six bedroom detached home in a set back location on Bryn Road, Waunarlwydd. The original structure dates back to circa 1900. The wrap around extension was built by current residents circa 1990 providing the envious living space available today. An internal inspection is recommended to appreciate size and potential the property has to offer. Ground floor comprises entrance, teenage lounge, dining room, kitchen/utility room and passageway to rear garden. Internal hallway provides access to first floor landing, family room, kitchen/dining room, shower room and storage. The first floor is accessed by two separate staircases where can be found 6 bedrooms, master with ensuite shower room. Two bedrooms currently lending themselves as an office and dressing room. Family bathroom with three piece suite. Externally there is a range of off road parking available for a number of vehicles. Front and rear gardens laid to lawn with small decking area.

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GROUND FLOOR

Entrance Hallway

Accessed via uPVC double glazed frosted door. Access to Teenage Lounge, Dining Room and Staircase to first floor.

Teenage Lounge 4.27m x 3.21m (14'0" x 10'6")

UPVC double glazed window to the front, radiator, feature focal fireplace with inset electric fire, wood-effect flooring, textured ceiling with coving.

Dining Room 4.27m x 3.20m (14'0" x 10'6")

UPVC double glazed window to the front, gas fire, wood-effect flooring, textured ceiling with coving. Access is provided to:

Kitchen/Utility Area 3.63m x 2.80m (11'11" x 9'2")

UPVC double glazed windows to front and side, radiator. There is a range of wall mounted and base units with a complementary work surface, inset double oven, 4-ring hob with extractor, space for washing machine, single bowl and drainer with mixer tap, tile-effect flooring, tiled walls,

textured ceiling. Access to an internal passageway where there is a uPVC double glazed window to the side, uPVC double glazed frosted door to the rear. There is a radiator, wood-effect flooring and textured ceiling.

Main Internal Hallway

Access from the Dining Room is provided to the Main Internal Hallway. Access is provided to the Front Lounge, Kitchen/Dining Room, downstairs Shower Room and storage cupboard. Staircase to the first floor. Wood-effect flooring and textured ceiling.

Family Lounge 6.19m x 3.75m (20'4" x 12'4")

UPVC double glazed windows to the front and side, two radiators, wood-effect flooring, textured ceiling with coving.

Kitchen/Dining Room 4.73m x 3.74m (15'6" x 12'3")

UPVC double glazed window to the side, uPVC double glazed patio doors to the rear. Chrome towel rail. there is a range of wall mounted and base units, together with a complementary work surface, space for cooker, space for dishwasher, space for fridge-freezer. Single bowl, tile-effect flooring and textured ceiling with coving.

Shower Room

UPVC double glazed frosted window to the side. There is a three piece suite comprising pedestal wash-hand basin with storage, WC and shower. Tiled flooring and walls, textured ceiling, heated towel rail.

FIRST FLOOR

S-Shaped Landing

Access is provided by the staircase to the six Bedrooms and Family Bathroom. Feature focal stained glass window, fitted carpet and textured ceiling.

Master Bedroom With En-suite 4.73m x 3.16m min to wardrobes (15'6" x 10'4" min to wardrobes)

UPVC double glazed window to the rear, with garden views. Radiator, fitted wardrobes with sliding mirror doors, wood-effect flooring, textured ceiling and access to en-suite Shower Room.

En-suite Shower Room

Three piece suite comprising pedestal wash-hand basin with surround storage, WC and shower. Tiled flooring, tiled walls, plain plastered ceiling with spotlights, chrome towel rail.

Bedroom 2 4.26m max x 4.26m max (14'0" max x 14'0" max)

Two uPVC double glazed windows to the front, radiator, fitted carpet and textured ceiling.

Bedroom 3 4.24m x 3.28m (13'11" x 10'9")

UPVC double glazed window to the front, radiator, fitted carpet, textured ceiling.

Bedroom 4 3.75m x 3.47m (12'4" x 11'5")

UPVC double glazed window to the front, radiator, fitted carpet, textured ceiling with coving.

Bedroom 5/Office 2.84m x 2.25m (9'4" x 7'5")

UPVC double glazed window to the rear, radiator, wood-effect flooring and textured ceiling.

Bedroom 6/ Dressing Room 2.70m x 1.69m min to storage (8'10" x 5'7" min to storage)

UPVC double glazed frosted window to the side, fitted carpet, textured ceiling and loft access.

Family Bathroom

UPVC double glazed frosted window to the side, three piece suite comprising corner bath, pedestal wash-hand basin and WC. Vinyl-effect flooring, textured ceiling and storage cupboard.

EXTERNALLY

To the front the garden is laid to lawn with paved access to the front. Decorative shrubs, off-road parking for an extensive number of vehicles. Side access to enclosed rear garden with small decking area.

DIRECTIONS

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: D

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

