



Ddol Road, Dunvant, Swansea, SA2 7UD
£450,000

We have the pleasure in offering for sale this beautifully presented, detached four bedroom home nestled in a semi-rural situation in Dunvant. The property set in good size grounds enjoys views over the local woodland benefits from off road parking and a double garage with accommodation comprising an open plan kitchen/dining room and lounge, fourth bedroom and en-suite to the ground floor and three bedrooms and a bathroom to the first floor. Externally there is a large garden to the side with further gardens to the rear and front, there is a driveway providing off road parking for several vehicles and a double detached garage. Internal viewing comes highly recommended to appreciate the standard and design of the living accommodation.

£450,000



GROUND FLOOR

Open-plan Kitchen/Dining Room 7.44m x 3.41m (24'5" x 11'2")

Comprising wall and base units with granite work-tops, Belfast-style sink with mixer tap and 'Quooker' hot water tap, integrated microwave, dishwasher, washing machine, fridge and freezer, built-in wine racks, island breakfast bar with granite work-top, tiled flooring, double glazed windows to front, side and rear, door to side, two radiators, stairs to first floor, under-stairs storage cupboard and under-floor heating, open to:

Lounge 4.55m x 2.97m (14'11" x 9'9")

Double glazed door and window to front, double glazed patio door to front, tiled flooring, feature fireplace, two radiators, two alcoves and

under-floor heating.

Reception 2/Bedroom 4 3.56m x 3.21m (11'8" x 10'6")

Double glazed window to front, radiator, access to loft.

En-suite

Three piece suite comprising double shower cubicle, pedestal wash-hand basin and WC. Radiator, heated towel rail, tiled flooring, fully tiled walls and double glazed window to rear.

FIRST FLOOR

Landing

Access to loft, double glazed window to rear.

Bedroom 1 4.46m x 2.90m max (14'8" x 9'6" max)

Double glazed window to front, radiator.

Bedroom 2 4.54m x 2.71m (14'11" x 8'11")

Double glazed window to front, radiator.

Bedroom 3 2.00m x 1.94m (6'7" x 6'4")

Double glazed window to front, radiator.

Bathroom

Three piece suite comprising bath with shower over, WC, and wash-hand basin, radiator, tiled flooring, fully tiled walls, storage cupboard housing water tank, double glazed window to rear.

EXTERNAL

Driveway leading to the dwelling providing off-road parking for several vehicles. A detached double garage with electricity, providing storage and potential for a utility room.

Large garden to side, mainly laid to lawn with hedgerow border and some mature trees and shrubs. Enjoying woodland views to the side and rear of the property. Further garden to front and rear, mainly laid to lawn.

New room

New room

New room

DIRECTIONS

From our Killay Office proceed along Gower Road to the mini roundabout and take the second junction off onto Goetre Fawr Road and continue up the road and onto Dunvant Road with the petrol station on your left hand side. Continue along Dunvant Road and down the hill into Dunvant Square to the mini roundabout and proceed straight up the hill taking the next turning on your left hand side into Fairwood Road and continue on the Ddol Road, continue through the lanes and cross over the second bridge, as the road forks, bear left and cross the ford. Continue up the lane and the property will be found on your left hand side.

TENURE: Leasehold

Term: 999 years from 1984. Ground rent: £2 per annum

COUNCIL TAX: D

EPC RATING: G

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

