



5 Chapel Road, Three Crosses, Swansea, SA4 3PU  
£349,950



We have the pleasure in offering for sale this deceptively spacious, detached four bedroom family home in the ever popular village location of Three Crosses, a short drive from the beaches of Gower and the City Centre, close to local amenities and within the Bishopston catchment area. This spacious home offers accommodation over two floors to comprise; entrance hall, lounge, dining room, office/sitting room, kitchen, utility room and cloak room to the ground floor, four bedrooms and bathroom to the first floor. The property also benefits from gas central heating, double glazing, En Suite and a driveway providing off road parking for multiple cars. This is an ideal family home and internal viewing comes highly recommended.

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GROUND FLOOR

Entrance Hallway

UPVC entrance door and double glazed window to front, radiator, stairs to first floor landing, door to cloak room, leads to:

Lounge 4.09m x 3.94m (13'5" x 12'11")

Two uPVC double glazed windows to front, two radiators, gas fire.

Dining Room 3.63m x 3.12m (11'11" x 10'3")

UPVC double glazed windows to the front, radiator.

Sitting Room 3.23m from storage x 3.13m (10'7" from storage x 10'3")

UPVC sliding garden door to rear, floor to ceiling fitted storage, radiator, laminate flooring.

Kitchen 5.43m max x 2.70m max (17'10" max x 8'10" max)

UPVC double glazed window and back door to rear, arrangement of matching fitted wall and base units with complementary work surface, inset electric oven, four ring gas hob with extractor fan above, dish washer, space for fridge freezer, door to utility room, radiator laminate flooring.

Utility

UPVC double glazed window to rear, radiator, plumbed for washing machine, recently installed combi boiler, tiled walls and floor.

FIRST FLOOR

Landing

Double glazed velux, two loft access.

Bedroom 1 5.51m x 3.22m max (18'1" x 10'7" max)

UPVC double glazed windows on two aspects front and back, two radiators, storage in the eaves, built in wardrobes, en suite comprising of a three piece suite, W/C shower and Wash hand basin.

Bedroom 2 3.12m x 2.68m (10'3" x 8'10")

UPVC double glazed window to rear, radiator.

Bedroom 3 2.78m x 2.70m (9'1" x 8'10")

UPVC double glazed window to front, radiator, built in storage.

Bedroom 4 2,58m max x 2.38m (6'7" max x 7'10")

UPVC double glazed window to front, radiator, eaves storage.

Bathroom

UPVC double glazed window to rear, three piece suite comprising of W/C, panelled bath with over head shower, pedestal wash hand basin, radiator, eaves storage.

External

To Front, Parking for 4 cars, lawn area, set back and elevated from road.

To Rear, Large patio area which flows onto a level lawn with hedge boarder.

DIRECTIONS

From our Killay office proceed along Gower Road in the Dунvant 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, turn right onto chapel road follow the road to the top where the property can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: E

EPC RATING: To be confirmed

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

