



Swansea Road, Waunarlwydd, Swansea, SA5 4SR
£139,950

Favourably located on one of this area's most popular residential roads within easy access to the Welsh and English Primary and comprehensive schools. This charming end terrace cottage is very well presented throughout and offers that move in straight away feel. The immaculate accommodation on offer comprises: Rear entrance hallway, bathroom, good size family lounge, Modern kitchen with archway through to the dining area. Off the first floor landing 3 double bedrooms can be found. This property benefits from having full uPVC double glazing which was installed 4 years ago and gas central heating. Externally there is a delightful front south facing garden providing a high degree of privacy with an array of various trees, plants and shrubs together with lawn, perfect for enjoying sunny days. Hard standing area to the rear offers parking for two vehicles side by side. Convenient for access to the Train Station in Gowerton, J47 of the M4 Motorway and shopping parks in Fforestfach and Trostre. This property comes recommended for further internal inspection to appreciate this truly lovely home.

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GROUND FLOOR

Rear Entrance Hallway

The property is accessed via UPVC entrance door with double glazed obscure glass panels, quality flooring, radiator, cupboard housing 'Glow Worm' gas central heating combination boiler,. From this area, doors lead off to the bathroom, lounge and kitchen/dining room, carpeted dog leg staircase leads up to first floor landing.

Bathroom 2.35m x 1.75m plus recess (7'9" x 5'9" plus recess)

White suite comprising closed coupled WC, wash hand basin set on a vanity unit with cupboards below and lighted mirror above, panelled bath with shower over and side screen, wall mounted chrome ladder style towel warmer, tiled walls with decorative border, tiled flooring, uPVC double

glazed obscure glass window to the rear.

Family Lounge 6.12 x 3.79 (20'1" x 12'5")

UPVC double glazed window to the front, uPVC double glazed glass panel door leads to the front garden, beamed ceiling, two radiators, built in television unit and shelving with cupboard housing the electric meter, further cupboard housing the gas meter, fitted carpet.

Kitchen/Dining Room 6.69 x 2.32 (21'11" x 7'7")

Kitchen Area
Fitted with an arrangement of matching wall and base units, together with pull out drawers and complementary work surfaces over incorporating single bowl sink unit and drainer with swan neck mixer tap, inset 'Samsung Touch' electric hob with built under electric oven/grill, plumbed for under counter

washing machine, tiled splash backs, uPVC double glazed window to the side, quality flooring, archway through to:

Dining Area

UPVC double glazed window to the front, radiator, quality flooring, archway into family lounge.

FIRST FLOOR

Landing

UPVC double glazed window to the side, built in double storage cupboards, fitted carpet. From this area, access is provided to the three bedrooms.

Bedroom 1 3.80 x 3.71 (12'6" x 12'2")

UPVC double glazed window to the front, radiator, fitted carpet, the roomy loft is accessed via a pull down ladder and benefits from being boarded and also has independent light.

Bedroom 2 T-Shape 4.41 max x 3.79 max (T-Shape 14'6" max x 12'5" max)

UPVC double glazed window to the rear, radiator, fitted carpet.

Bedroom 3 4.38 x 2.88 (14'4" x 9'5")

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

External

Front

Pedestrian gate leads through to the garden with lawn, beautiful flower borders with an array of various shrubs, trees and plants.

Rear

Driveway parking two 2 vehicles side by side, access door into the rear hallway. There is a vehicle right of way for the adjoining properties.

DIRECTIONS

From our Killay office proceed along Gower Road in the Dунvant direction, on reaching the mini roundabout at Killay turn left onto Goetre Fawr Road, continue down to Dунvant Square and turn right heading towards Cecil Road, Continue passed Gowerton Comprehensive School down to the mini roundabout and bear right into Sterry Road. Continue along and bear right at the traffic lights onto Gorwydd Road. Follow Gorwydd Road on towards Waunarwydd, turn left opposite the Petrol Station onto Swansea Road and continue along passing The Farmers Public House and No 202 can be found on the left hand side.

TENURE: Freehold

COUNCIL TAX: C

EPC RATING: TBC

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

