



## Clos Y Deri, Llanedi, Pontarddulais, Swansea, SA4 0XW

- DETACHED
- FIVE BEDROOMS
- LOUNGE
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- CLOAKROOM
- FAMILY BATHROOM
- GARAGE
- FREEHOLD

**Asking Price £320,000**

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### ENTRANCE

Enter via door into:

### HALLWAY

Wooden flooring, stairs leading up to first floor with under stairs storage, coved ceiling, radiator.

### CLOAKROOM 1.59m x 1.32m (5'3" x 4'4")

UPVC double glazed obscure glass window to front, two piece suite comprising low level WC and pedestal wash hand basin with tiled splash back, coved ceiling, wooden flooring, radiator,

### LOUNGE 6.03m into bay x 3.91m (19'9" into bay x 12'10")

UPVC double glazed bay window to front, coved ceiling, radiator, wooden flooring, glass panel doors leading into:

### DINING ROOM 3.81m x 3.18m (12'6" x 10'5")

UPVC double glazed French doors to rear, wooden flooring, radiator, door into:

### KITCHEN/BREAKFAST ROOM 4.79m x 3.78m (15'9" x 12'5")

Fitted with a range of wall and base units with work surfaces over incorporating four ring hob with extractor over, separate double oven, one and a half bowl stainless steel sink unit and drainer with mixer tap, part tiled walls, tiled flooring, plumbing for dishwasher, uPVC double glazed window to rear, uPVC double glazed French doors to rear, coved ceiling, radiator.

### UTILITY ROOM 3.56m x 1.47m (11'8" x 4'10")

UPVC double glazed window to side, uPVC double glazed door to rear, fitted with a range of base units with work surface over incorporating stainless steel sink unit and drainer, plumbed for washing machine, radiator, part tiled walls, ceramic floor tiles, door into:

### GARAGE 4.21m x 2.24m (13'10" x 7'4")

Up and over door, power and light.

### FIRST FLOOR LANDING

Access to loft.

### BEDROOM ONE 2.93m x 2.87m (9'7" x 9'5")

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

### BEDROOM TWO 4.00m x 3.58m (13'1" x 11'9")

UPVC double glazed window to front, coved ceiling, radiator, walk-in storage cupboard plumbed for en-suite facilities.

### BATHROOM

UPVC double glazed obscure glass window to side, four piece suite comprising corner bath,

double shower cubicle. WC and wash hand basin set in vanity unit, heated towel rail, ceramic tiled flooring, part tiled walls, coved ceiling.

### BEDROOM THREE 3.59m x 2.70m (11'9" x 8'10")

UPVC double glazed window to rear, coved ceiling, radiator.

### BEDROOM FOUR 3.25m x 2.66m (10'8" x 8'9")

UPVC double glazed window to rear, coved ceiling, radiator.

### BEDROOM FIVE 3.98m x 2.53m (13'1" x 8'4")

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

### EXTERNAL

### FRONT

Driveway leading to garage, lawn, chipped area providing additional parking, gated pedestrian access to either side to:

### REAR

Level, enclosed garden with decked and paved patios, lawn and border.

### DIRECTIONS

From our office on High Street, Gorseinon turn right at the lights onto Pontardulais Road, continue along this road through Grovesend, Waun Gron and into Pontardulais. Turn left at the lights by the King Hotel onto St. Teilo Street. Proceed through Pontardulais, and at the traffic lights continue straight ahead and turn right at the Black Horse Pub and up Fforest Road. At the top of the road turn right and it will take directly into Llanedi. Turn right immediately after Taffan Y Deri and number 11 will be found on the left hand side towards the end of the cul-de-sac.

**TENURE:** Freehold

**COUNCIL TAX:** F

**EPC RATING:** D

**VIEWING:** STRICTLY VIA VENDORS AGENTS.  
DAWSONS TEL: 01792 896 868



Offices @ Swansea, Marina, Killay, Sketty, Mumbles,  
Morriston, Gorseinon & Llanelli

Whilst these particulars are believed to be accurate, they are set for guidance only and do not constitute any part of a formal contract. Dawsons have not checked the service availability of any appliances or central heating boilers which are included in the sale.