



Bronallt Road, Hendy, Swansea, SA4 0UD

- EXECUTIVE DETACHED PROPERTY
- COUNTRYSIDE VIEWS
- AMPLE PARKING
- INTEGRAL GARAGE
- 3 BEDROOMS
- SPACIOUS CELLAR

Asking Price £350,000

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ENTRANCE

Enter via uPVC double glazed door into:

HALLWAY 8.23m x 2.14m narrowing to 0.97m (27'0" x 7'0" narrowing to 3'2")

Two radiators, coved ceiling, three wall mounted up lighters, fitted carpet, doors to:

LOUNGE 5.82m x 5.45m (19'1" x 17'11")

UPVC double glazed window to rear, uPVC double glazed sliding patio doors to side leading out onto the raised patio, two radiators, corner feature brick fireplace with electric fire, coved ceiling, fitted carpet, two wall mounted up lighters.

DINING ROOM 3.75m x 3.58m (12'4" x 11'9")

UPVC double glazed sliding patio door to rear, radiator, coved ceiling, fitted carpet, door into:

KITCHEN 4.83m x 3.61m (15'10" x 11'10")

UPVC double glazed window to rear, uPVC double glazed door leading out onto rear patio, fitted with a range of wall and base units with complementary granite breakfast bar and work surfaces incorporating one and a half bowl stainless steel butler style sink with mixer tap, integrated appliances comprising electric oven, microwave, proving drawer, fridge, freezer, dishwasher and wine chiller, inset five ring gas hob with stainless steel extractor hood over, radiator, coved ceiling, tiled flooring.

UTILITY ROOM 2.38m x 1.57m (7'10" x 5'2")

Aluminium framed double glazed window to side, storage unit with inset stainless steel sink and drainer, work surface with space below for tumble dryer, washing machine and fridge, radiator, loft access hatch, tiled walls, fitted carpet.

BEDROOM ONE 4.53m x 3.63m (14'10" x 11'11")

UPVC double glazed window to front, radiator, built in vanity unit, built in wardrobes along one wall, coved ceiling, fitted carpet.

BEDROOM TWO 3.45m x 3.08m (11'4" x 10'1")

UPVC double glazed window to front, radiator, built in up and over wardrobe storage with a fitted desk below, coved ceiling, fitted carpet.

BEDROOM THREE 3.63m x 2.97m (11'11" x 9'9")

UPVC double glazed window to side, radiator, built in wardrobes along one wall, coved ceiling, fitted carpet.

BATHROOM 3.44m x 3.32m (11'3" x 10'11")

UPVC double glazed window to front, step up to platform housing double shower cubicle with wall mounted shower and corner bath with inset seating area and mixer tap, storage units with inset wash hand basin with mixer tap, coved ceiling, tiled walls, fitted carpet.

WC 2.29m x 0.89m (7'6" x 2'11")

Single glazed window to front, WC, radiator, wash hand basin with mixer tap set in corner cabinet, coved ceiling, tiled walls, fitted carpet.

CELLAR 10.31m x 8.50m (33'10" x 27'11")

Currently used for storage with electricity connected.

INTEGRAL STORAGE SHED 5.22m x 3.33m (17'2" x 10'11")

Glazed window to rear, light and power supply, concrete floor.

EXTERNAL

FRONT

Low maintenance area laid with chippings, pathway to entrance door, driveway providing parking for several vehicles leading to:

INTEGRAL GARAGE 8.30m x 3.27m (27'3" x 10'9")

Up and over door, glazed window to side, sliding door leading to cellar, concrete floor, consumer unit, power and light, built in storage cupboard with radiator.

REAR

Raised paved patio with gated access to steps leading down to enclosed garden laid to lawn with flower borders.

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.