

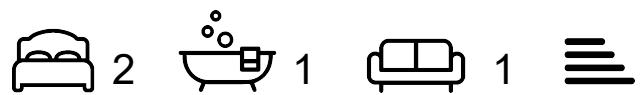
HUNTERS[®]

HERE TO GET *you* THERE



Llanrhidian, Swansea, SA3 1EH

Guide Price £475,000



Council Tax:



Ashtree Cottage

Llanrhidian, Swansea, SA3 1EH

Guide Price £475,000



Lounge / Dining

24'3" x 11'9" (7.39m x 3.58m)

Entering through a small front porch, you are immediately welcomed with a Welsh "Cwtch" (Hug), has been sympathetically restored to reflect's this little homes age, a staircase leads to the upper floor, it has a through lounge/diner, open fireplace with large log burner. There are stone walls and the floor is reclaimed Canadian Maple, beamed ceiling and double glazed hardwood windows.

Kitchen

17'11" x 8' 11" (5.46m x 2.44m 3.35m)

A country kitchen with quarry tiled floor, "Belfast Sink" wood work surface, beamed ceiling and a cooking area in chimney breast, a stable door leads out into the garden.

Bedroom

12'10" x 10'0" & 12'0" x 10'3" (3.91m x 3.05m & 3.66m x 3.12m)

The upper floor has two double bedrooms, one with a small widow overlooking the estuary, all windows are hardwood and double glazed.

Bathroom

13'0" x 9'7" (3.96m x 2.92m)

The bathroom again reflects, the age of this home, it boasts an original antique roll top bath, toilet and wash hand basin, bi-fold doors give access to the Worcester central heating oil boiler which is still under warranty and storage space.

Garage

Extended detached garage with pitched slate roof, stable doors to drive, side extension with two windows and door to side part of which is used as

an office area, with plumbing, lighting and power. The garage meausre 16'5" x 13'4" and the office/utility area 17'7" x 8'3" offering potential for other uses / conversion.



Road Map



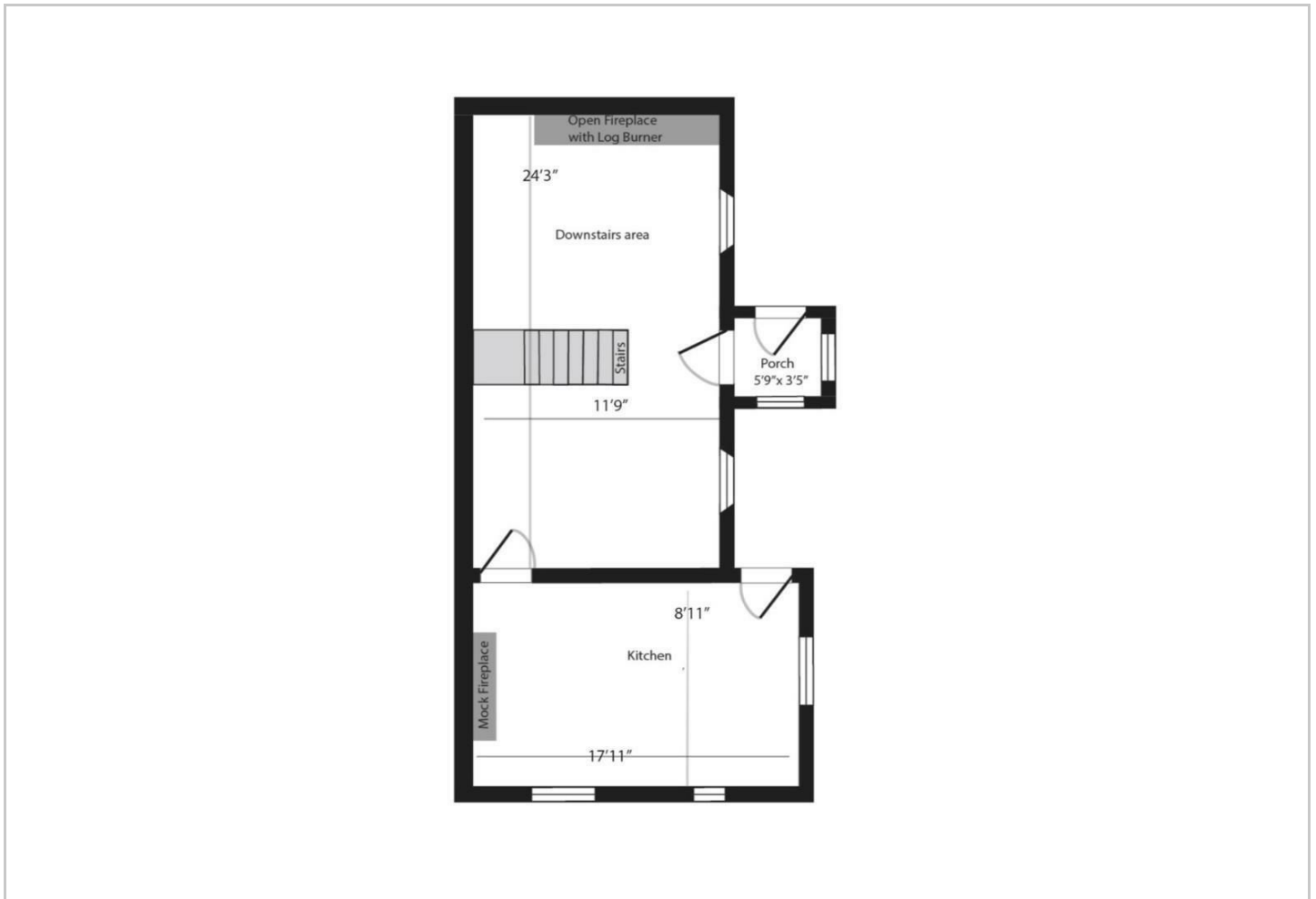
Hybrid Map



Terrain Map



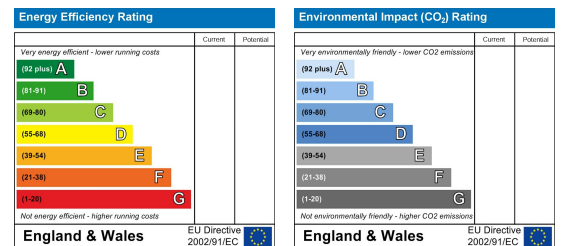
Floor Plan



Viewing

Please contact our Hunters Bridgend Office on 01656 856118 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.