



42 Dan Y Cwarre, Carway, SA17 4JA  
£180,000

 4  3  2  B





Davies Craddock Estates are pleased to present for sale this four bedroom town house situated in the popular area of Ffos Las.

With accommodation over three floors the property offers a spacious family home. Offering a modern kitchen with space for eating, cloakroom, a spacious living room with double doors leading to the conservatory and easy maintained garden area. Boasting three bedrooms and family bathroom on the first floor and the master bedrooms complimented by an en-suite to the top floor.

The property has newly fitted carpets through out, new bathroom and shower suites, and new front windows and door.

With no onward chain, early viewing is essential to see what this property has to offer;

#### Hall

Entered via door to front, laminate flooring, storage cupboard, radiator, stairs to first floor. Door to:

#### Cloakroom

2'10" x 5'6" approx. (0.87 x 1.70 approx.)  
Fitted with WC, wash hand basin, vinyl floor, radiator, part tile walls, frost double glazed window to front.

#### Kitchen

15'3" x 9'6" approx. (4.67 x 2.91 approx. )  
Fitted with wall and base units with worktop over incorporating sink and drainer, oven, hob with extractor over, space for washing machine, dishwasher, fridge/freezer, tile floor, tile splashback, double glazed window to front.

#### Living Room

10'2" x 16'5" approx. (3.11 x 5.01 approx.)

Window to rear, patio doors to conservatory, radiator.







### Conservatory

13'10" x 7'11" approx. (4.23 x 2.42

approx. )

Window to side and rear, patio doors to rear, tiled floor, radiator, insulated roof.

### Landing

Stairs to second floor

### Bathroom

5'7" x 4'6" approx. (1.72 x 1.38 approx. )

Fitted with WC, wash hand basin, panel bath with shower over, vinyl floor, radiator, partly tiled walls, frosted window to front.

### Bedroom Two

9'4" x 13'5" approx. (2.87 x 4.11 approx.)

Window to rear, radiator.

### Bedroom Three

12'1" x 9'4" approx. (3.70 x 2.87 approx.)

Window to front, radiator.

### Bedroom Four

10'4" x 6'10" approx. (3.16 x 2.09 approx.

)

Window to rear, radiator.

### Second Floor Landing

### Master Bedroom

19'3" x 13'2" approx. (5.89 x 4.03 approx.

)

Window to front, skylight, two radiators, loft access. Door to:

### Ensuite

5'9" x 8'0" approx. (1.77 x 2.46 approx. )

Fitted with WC, wash hand basin, shower, vinyl floor, part tile walls, radiator, skylight.

### External

Front forecourt garden with decorative stone and off road parking to the side. Rear garden is enclosed with tiered patio and rear gate access to driveway.



To arrange a viewing on this property or require further information please contact one of our team on 01554 779444



- Town House
- Four Bedroom
- Master Ensuite
- Consevatory
- Off Road Parking
- EPC - B
- 107 m2 approx.
- Main Gas, Electric, Water & Drainage
- Council Tax - D (June 2025)
- Freehold

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>95</b>
(81-91) <b>B</b>	<b>85</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

### Average Broadband Speed

Estimated



### Mobile Coverage

Based on indoor network strength



These particulars, whilst believed to be accurate with information supplied by the vendors in good faith, are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Measurements are taken using a sonic/laser tool and any potential buyers are to make their own enquiries as to their accuracy.

We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes.

Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale.

A floorplan along with any boundary plan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions in any instance.

Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

We'd love to hear what you think!

**LEAVE US  
A REVIEW**



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Reviews ★★★★★