



34 Station Road, Llanmorlais SA4 3TF

Offers in the region of £174,950

Extended Three Bedroom Mid Terrace
Cottage

Large Enclosed Rear Garden

First Floor Bathroom

Ideal First Time Purchase

EER D 63

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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SS/WJ/79336/271120

DESCRIPTION

A well presented and extended 3 bedroom mid-terrace cottage situated on Station Road Llanmorlais on the north side of the Gower Peninsula approximately 10 miles from the City centre of Swansea.

The property offers itself as an ideal family home, first time purchase or investment opportunity with the added advantage of a larger than average enclosed rear garden.

The accommodation comprises entrance hallway that leads to good size light and airy open plan lounge/dining room, modern fitted kitchen and utility room to the ground floor, whilst to the first floor there is a master bedroom two further bedrooms, a recently refurbished modern white bathroom suite and dressing room area with fitted shelves and storage cupboard space.

ENTRANCE HALLWAY

Entered via double glazed door to front, solid wood flooring, textured ceiling and coving, fitted wall light, stairs to first floor, door to;

LOUNGE

11'6 x 9'4 (3.51m x 2.84m)
Textured ceiling and coving, inset coal effect gas fire with brass surround, wooden mantle, marble hearth and matching back panel, double glazed window to front, feature archway to;

DINING ROOM

11'7 x 11'1 (3.53m x 3.38m)
Textured ceiling and coving, double glazed French doors opening onto rear garden, door to;

KITCHEN

15'1 x 8'3 (4.60m x 2.51m)
Fitted with a good range of matching wall and base units with worktop over, 1½ bowl stainless steel sink unit with mixer tap, solid oak wood flooring, space for gas and

electric cooker, open space easily adapted for plumbing for washing machine, part tiled walls, space for fridge/freezer, double glazed window to side, double glazed door to side and rear garden, further door to;

UTILITY ROOM

7'4 x 6'1 (2.24m x 1.85m)
Ceramic tiled flooring, plumbing for both washing machine and tumble dryer, small double glazed window to rear.

FIRST FLOOR LANDING

Doors to;

BEDROOM ONE

9'9 x 9'8 (2.97m x 2.95m)
Built-in wardrobes, double glazed window looking onto the rear garden.

BEDROOM TWO

11'7 x 10'1 (3.53m x 3.07m)
Double glazed window to front.

BEDROOM THREE

8'7 x 6'6 (2.62m x 1.98m)
Textured ceiling, double glazed window to front.

INNER LANDING

DRESSING ROOM

3'9 x 3'9 (1.14m x 1.14m)
Built-in wardrobe space, shelved and ample hanging rail space, further cupboard housing gas fired boiler servicing the domestic hot water and central heating system, textured ceiling and coving, door to;

BATHROOM

9'3 x 6'6 (2.82m x 1.98m)
A recently fitted and well presented modern bathroom suite in white comprising panel bath, vanity wash hand basin, low level WC, white metro tiles, inset spotlighting, laminate flooring, double glazed tilt and turn frosted window to side.

EXTERNALLY

Outside WC accessed externally through rear extension with double glazed door. To the front is a paved

garden with mature shrubs. To the rear is an enclosed larger than average garden with gated access to a large garden laid mainly to lawn with apple trees and storage SHED.

SERVICES

Mains services are connected.

VIEWING

By appointment with the selling Agents on 01792 297800 or e-mail killay@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Killay office, proceed to the mini-roundabout taking a left exit off onto Goetre Fawr Road which becomes Duvant Road. Proceed over the bridge and at the next mini-roundabout take the third exit off onto Walters Row which becomes Garrod Avenue. Proceed through Gowerton and at the junction turn left. At the traffic lights, proceed straight through onto Bryn Y Mor Road. At the next set of lights, turn left and proceed into the village of Penclawdd proceeding along Glanmor Terrace which becomes The Promenade. Continue along heading towards Crofty and then Llanmorlais taking a left-hand turning into Station Road where number 34 can be found on the right-hand side.