



18 Clos Cynan, Killay SA2 7DL

£269,950

Four Bedroom Detached Family Home
Ensuite Shower To Master Bedroom
Conservatory
Integral Single Garage
Popular And Sought After Residential Area
EER: tbc

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DESCRIPTION

A four bedroom detached property built by Wilcon Homes with single integral garage and ample off off-road parking. Located in a quiet cul-de-sac of similar modern properties set on the popular development of Hendrefoilan Woods with all local shops and amenities of the precinct close at hand and being within a good school catchment area.

The property offers itself as an ideal family home and comprises entrance hallway leading to cloakroom, lounge with double doors giving access to dining room, modern fitted kitchen with breakfast room off, utility room and conservatory to the ground floor, whilst to the first floor there is a master bedroom with fitted over bed wardrobes and Ensuite shower, three further bedrooms and a family bathroom. The property also boasts a good size level enclosed pretty and well stocked rear garden.

ENTRANCE HALLWAY

Entrance via double glazed front door, spindle staircase giving access to the first floor, coving, doors to:

CLOAKROOM

Two piece suite comprising low level WC, vanity wash hand basin.

LOUNGE

15'9 X 11'9 (4.80m X 3.58m)
Fitted gas fire within maple wooden surround with marble back panel and matching hearth, coving, double glazed bay window to front aspect, double doors opening to:

DINING ROOM

13'1 X 9'4 (3.99m X 2.84m)
Coving, double glazed patio doors opening on to rear garden, further door giving access back to the kitchen.

KITCHEN

15'2 X 8'3 (4.62m X 2.51m)
A well fitted and appointed kitchen with a good selection of matching wall and base units in medium oak with stainless steel handles and colour coordinated high gloss roll top work surface space and preparation area. Incorporating 1½ bowl stainless steel sink unit with mixer tap over, built-in fan assisted AEG electric

cooker, 4 ring gas burner and stainless steel extractor canopy over. Spotlights, light oak effect laminate flooring, breakfast bar area, integral dishwasher, space for fridge/freezer double glazed window looking on to rear garden. Opening to:

BREAKFAST ROOM

7'9 X 6'6 (2.36m X 1.98m)
With continued light oak effect laminate flooring, spotlights, access to conservatory and further door to:

UTILITY

7'9 X 5'1 (2.36m X 1.55m)
Plumbing for automatic washing machine and dishwasher, part tiled walls, double glazed door giving access to the side, further door giving access to integral garage.

CONSERVATORY

12'2 x 10'7 (3.71m x 3.23m)
Built upon brick plinth, double glazed with polycarbonate strengthened roof, ceramic tiled flooring, double glazed door giving access to the rear garden.

FIRST FLOOR LANDING

Attic hatch, airing cupboard space, doors to:

MASTER BEDROOM

13'1 X 8'8 (3.99m X 2.64m)
A selection of fitted over bed wardrobes and storage space, double glazed window to front aspect, door to:

ENSUITE SHOWER

8'7 x 3'8 (2.62m x 1.12m)
Three piece suite comprising walk-in shower housing mains power shower, low level WC, vanity wash hand basin with storage cupboard space under and chrome mixer tap, tiled walls, chrome heated towel rail, double glazed frosted window to side.

BEDROOM TWO

12'1 X 8'8 (3.68m X 2.64m)
Double glazed window to the rear.

BEDROOM THREE

9'0 X 7'6 (2.74m X 2.29m)
Double glazed window to the rear.

FAMILY BATHROOM

7'4 x 6'3 (2.24m x 1.91m)
Three piece suite in white comprising panel bath with mains shower over and glazed side screen, vanity wash hand basin with storage under and chrome mixer tap, low level WC, tiled

walls, chrome heated towel radiator, shave point, small double glazed frosted window to the side.

BEDROOM FOUR

10'2 X 9'0 (3.10m X 2.74m)
Double glazed window to the front.

EXTERNALLY

DRIVEWAY PARKING

To the front of the property there is driveway parking for at least 2 vehicles leading to:

INTEGRAL SINGLE GARAGE

With up and over door, power and lighting, wall mounted Worcester boiler supplying the domestic hot water and gas central heating.

FRONT AND REAR GARDENS

A small lawn area to the front whilst to the rear a good sized and enclosed pretty level garden, well stocked with a selection of mature shrubs, trees, hedgerow, flower borders and evergreens.

SERVICES

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 then taking the third exit off onto Gower Road. Proceed past the shops and at the traffic lights turning left onto Wimmerfield Drive and at the top of the junction bearing right into the Wilcon Development of Hendrefoilan Woods. Continue along into Ffordd Taillesin then taking a left turn into Clos Cynan where the property can be found on the right hand side.