



Pentrepoeth Road, £260,000

- Four Bedrooms
- Three Reception rooms
- Beautiful original features
- Close to Morriston Town centre and M4 Links
- No ongoing chain.
- EPC Rating: C



 4  1  3



About the property

New to the market is this beautifully presented four bedroom family home offered for sale with no ongoing chain and within walking to Morriston town centre. The property is also ideally positioned with links to the M4 at both junction 45 and 46 a short drive.

Boasting an abundance of original features including original cast iron fireplaces, heightened ceilings and a modern kitchen. The property benefits from three reception rooms, downstairs cloakroom, spacious kitchen, to the first floor there are four bedrooms, plus the family bathroom. Externally there is a rear courtyard area and a spacious rear garden with newly laid lawn and decking area.

The property further benefits from UPVC double glazing and gas central heating. For more information or to book a viewing please contact Peter Alan Morriston on 01792 798201 or book online 24/7.

Accommodation

Entrance Hall - Enter via a UPVC double glazed composite door to the front of the property into a spacious hallway. The hallway is fitted with carpet and benefits from many original features including original coat hooks, cornicing and picture rails. There is a wooden spindled staircase with original detailing which leads to the first floor accommodation. Access to the downstairs under stairs cloakroom, doors to the separate Lounge and living rooms and the kitchen/diner.

Lounge - 17' max x 12' 9" plus bay (5.18m max x 3.89m plus bay) Newly fitted UPVC double glazed bay window to the front of the property featuring the original pull out wooden window shutters, fitted carpet and original cast iron feature fireplace with slate hearth and marble stone surround. Radiator.

Living Room - 14' 6" max x 11' 2" plus bay (4.42m max x 3.40m plus bay) Newly fitted UPVC double glazed bay window to the rear overlooking the courtyard area of the property, featuring the original pull out wooden window shutters, fitted carpet and original cast iron feature fireplace with slate hearth and marble stone surround. Radiator.

Cloakroom - Fitted with vinyl flooring, there is a low level WC plus a wash hand basin fitted with a mixer tap, under sink storage cupboard housing the gas meter.

Dining Room - 14' 4" x 11' 5" (4.37m x 3.48m) UPVC double glazed window to the side and a UPVC 1/2 glazed door also to the side providing access onto the rear courtyard area and further garden areas. Fitted with tiled flooring and spotlights to the ceiling this dining space offers a spacious area for a family sized dining set, There is access to the utility storage cupboard which could be utilised as an



additional walk in pantry. There is an opening and step up to the kitchen area.

Kitchen - 10' 6" max x 10' 11" max (3.20m max x 3.33m max) UPVc double glazed window to the side of the property, continuation of the tiled floor from the dining area. Range on complementary wall and base units with wood block worktops over. Stainless steel sink with mixer tap. Integrated dishwasher and washing machine. Built under oven with gas hob over and stainless steel extractor over. Integrated under counter fridge, under counter lighting which is mains controlled and spotlights to the ceiling.

Utility - 4' max x 5' 7" max (1.22m max x 1.70m max) Continuation of the tiled flooring from the kitchen and dining areas, under counter space for a tumble dryer with wooden worktop space over which matches the kitchen worktops.

First FloorLanding - Double glazed skylight to the ceiling above the stairwell, continuation of the spindled banister from the stairs to the landing area, continuation of the fitted carpets. Doors leading off to bedrooms one, two and three, door leading to the rear hallway providing access to both the bathroom and bedroom four. Built in storage cupboard with a small wooden/glazed window to the side, the cupboard is fitted with both hanging rails and shelving. Loft access and wall mounted original coat hooks to the landing area.

Bedroom One - 13' 8" max x 13' 10" max (4.17m max x 4.22m max) UPVc double glazed window to the front of the property and fitted carpets. Original cast iron fire place with slate hearth and wooden surround. Radiator.

Bedroom Two - 11' 2" x 13' 9" (3.40m x 4.19m) UPVc double glazed window to the rear of the property and fitted carpets. Original cast iron fire place with slate hearth and wooden surround. Radiator.

Bedroom Three - 9' 9" x 7' 2" (2.97m x 2.18m) UPVc double glazed window to the front of the property, fitted carpets and radiator.

Rear Hallway - Fitted with vinyl flooring a spacious rear hallway, there is space to add a storage cupboard or utilise as a utility area. there is a built in storage area housing the wall mounted combi boiler. 2 x small built in wall cupboards for storage, door to the bathroom and to bedroom four.

Bedroom Four - 10' 10" x 8' 5" (3.30m x 2.57m) - UPVc French doors to the rear opening onto the decking/balcony area which provide access to the rear garden. UPVc double glazed windows to both the rear and side of the property, Vinyl flooring, this room is versatile and could be used as a fourth bedroom, home office or additional reception room if needed.

Bathroom - UPVc double glazed window to the side of the property fitted with obscured glass, continuation of the vinyl flooring. Freestanding cast iron roll top bath with hot and cold taps, wash hand basin with separate hot and cold taps. Double shower cubicle comprising of tray, wall mounted mixer shower, Respatex walls and sliding glass door enclosure. Low level WC, original cast iron feature fireplace with wooden surround and spotlights to the ceiling.

Externally - To the front of the property there is a small garden area providing privacy from the road, there is a sloped path providing access to both the front door and the side alley access to the rear garden which belong with the property. There is a hedgerow border to the front and a small garden area. To the rear there is a courtyard area to the side which can be accessed from either the property or via the side alley. there is a spacious area under the balcony which can be utilised for bin storage or bike storage. There are steps leading up to the rear garden which has been beautifully landscaped with newly laid lawn, with the feather edge fence and gate to the rear. There is access onto the decking area which leads from bedroom four, there are also outside taps to both the top and courtyard areas. There is wired string lighting adorning the alley, rear courtyard and decking/balcony areas which are both mains controlled and sensors.

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Floorplan



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