



## Meadow Rise, £250,000

- No ongoing Chain!
- Ideal Family Home
- Driveway & Garage
- Council Tax Band - E
- Close To Local Amenities
- EPC Rating: Awaited



 4  2  2



## About the property

A 4 bedroom detached house offered for sale with no ongoing chain. Situated Townhill, Swansea. Located within close proximity to local shops, schools, public transport links and Swansea City centre. The accommodation briefly comprises; entrance hall, 2 reception rooms, kitchen, utility room and ground floor toilet. To the first floor there are 4 bedrooms and a family bathroom. To the outside there is a front and fully enclosed rear garden. This ideal family home further benefits; gas central heating, en-suite to master bedroom, a drive way creating off road parking and a garage. Please call Peter Alan Swansea to arrange a viewing or book 24/7 on our website.

## Accommodation

### Entrance Hall

Entry through wooden door to front. Doors to living room and kitchen, stairs to first floor.

### Cloakroom

W.C, sink.

### Lounge

17' 1" Max into bay x 10' ( 5.21m Max into bay x 3.05m )  
Bay window to front, double doors into dining room.

### Dining Room

11' Max x 10' 1" Max ( 3.35m Max x 3.07m Max )  
Double doors to garden.

### Kitchen

14' 1" Max x 13' Max ( 4.29m Max x 3.96m Max )  
Base and wall units. Integrated washing machine, oven, hob and overhead extractor. Space for fridge freezer. Stainless steel sink with draining board. Window to rear. Door to side.



### **Landing**

Attic hatch, storage cupboard. Access to all rooms.

### **Bedroom One**

16' Max x 10' 1" ( 4.88m Max x 3.07m )

Window to front. Built in media centre.

### **En-Suite**

Shower, WC, sink.

### **Bedroom Two**

11' 5" Max into doorway x 11' ( 3.48m Max into doorway x 3.35m )

Window to front. Built in media centre.

### **Bedroom Three**

11' Max x 9' ( 3.35m Max x 2.74m )

Window to rear.

### **Bedroom Four**

8' 1" Max x 8' 1" Max ( 2.46m Max x 2.46m Max )

Window to rear.

### **Bathroom**

Bath with overhead shower, W.C, sink. Frosted window to side.

### **Front Garden**

Driveway and small lawn frontage with steps up to door.

### **Rear Garden**

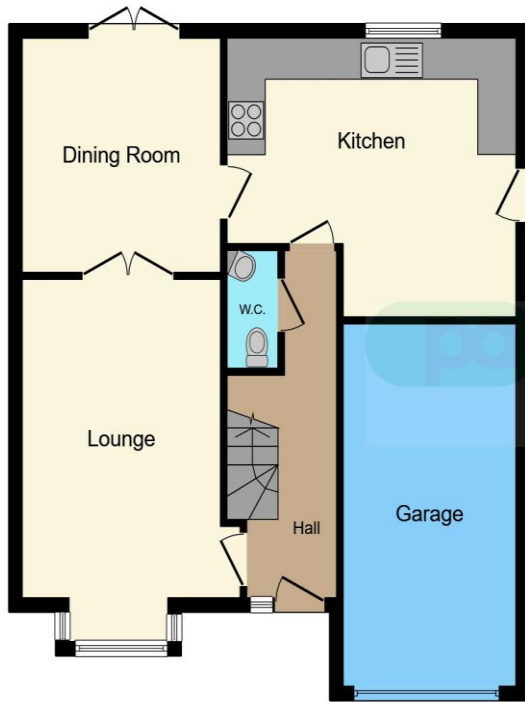
Patio and lawn areas. Tiered and fully enclosed with side access.

### **Garage**

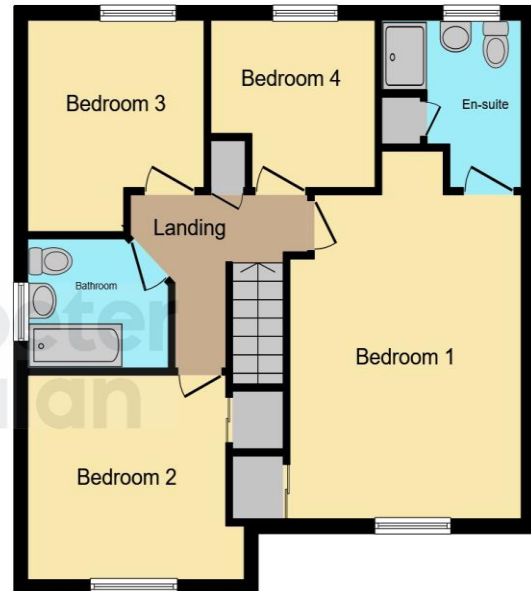
15' 1" x 7' 1" ( 4.60m x 2.16m )

Full electrics, lighting and manual door.

## Floorplan



**Ground Floor**



**First Floor**

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. 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. This computer generated Floorplan, 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. 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.

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