



Meadow Rise, offers in excess of £220,000

- Beautifully Presented House
- Ideal Starter or Family Home
- Utility Room
- Driveway & Garage
- Bathroom & En-Suite
- Council Tax Band - D
- EPC Rating: C



 3  2  1



About the property

A beautifully presented family home, situated in the popular residential development in Townhill, Swansea. Located within close proximity to local shops, schools, public transport links and Swansea City centre.

The accommodation, which has been lovingly maintained by its current owners, briefly comprises; entrance hall, 2 reception rooms, kitchen and utility room and cloakroom to the ground floor. To the first floor there are 3 bedrooms, one with en-suite 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, a drive way creating off road parking and a single garage. Please call Peter Alan Swansea to arrange a viewing or book 24/7 on our website.

Accommodation

Entrance Hall

Door to front into hallway, stairs to first floor and leading to living room:

Living Room

14' 1" x 12' Max (4.29m x 3.66m Max)

Feature Fireplace, window to the front and archway into dining room

Dining Room

11' x 8' (3.35m x 2.44m)

Double doors to the rear and door into kitchen

Kitchen

11' x 10' 1" (3.35m x 3.07m)

Range of base and wall units with worktops over, space for oven and fridge/freezer, ceramic sink with draining board, understairs storage cupboard, window to the rear and door into utility room

Utility Room

5' x 7' (1.52m x 2.13m)

Space for washing machine and dryer, with base and wall units. wall mounted boiler and door to rear



Cloakroom

WC, sink and frosted window to the side

Landing

Storage cupboard, attic hatch, leading to;

Bedroom One

12' x 8' 1" (3.66m x 2.46m)

Window to rear

En-Suite

Shower, WC and sink with window to the side

Bedroom Two

11' Max x 6' 1" Min to wardrobes (3.35m Max x 1.85m

Min to wardrobes)

Window to the front

Bedroom Three

8' 1" x 6' 1" (2.46m x 1.85m)

Window to the rear

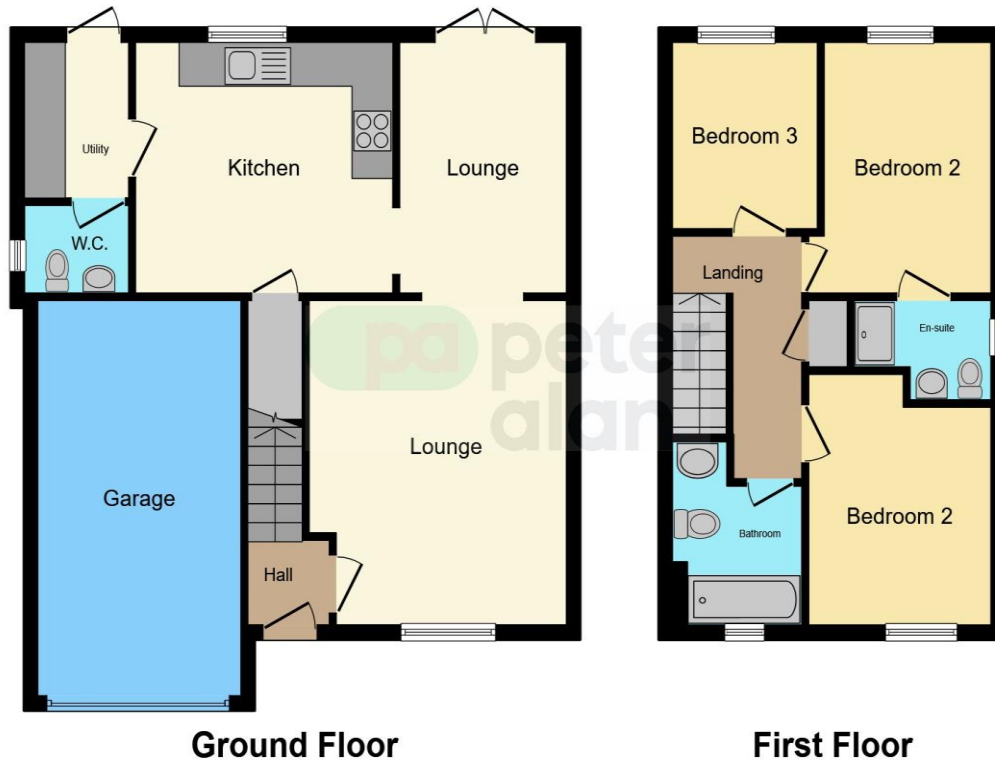
Bathroom

Bath, WC and sink, frosted window to the front

External

To the front of the property there is a driveway leading to the single garage with small lawn area. Side access to the low maintenance rear garden which is tiered with astroturf and decking areas.

Floorplan



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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