

947 CARMARTHEN ROAD. FFORESTFACH. SA5 4AB

£299,950

A fantastic opportunity to purchase this well presented and spacious 4 bedroom detached property in the popular area of Fforest-fach, Swansea. Situated on a substantial plot, with off road parking for multiple vehicles, including a garage... this property is not to be missed!

Internally the property has been freshly redecorated throughout and benefits from; new carpets, new floor coverings to the kitchen and downstairs WC, tested and certified gas combi boiler and electrics, along with brand new roller shutter door and new rubberised roof to the garage.

On the ground floor is the bright and airy entrance hallway with doors leading to a generous lounge, large second reception room, modern kitchen with integrated oven, hob, extractor fan and under counter fridge and a downstairs WC.

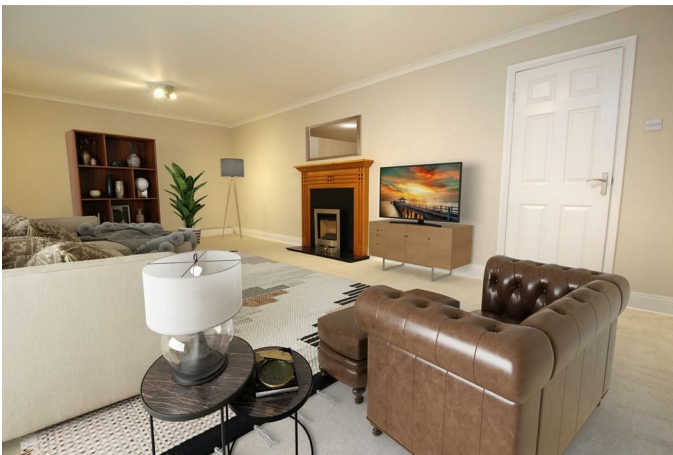
ENTRANCE HALLWAY



Bright and spacious entrance hallway with doors leading to the lounge, second reception room, kitchen and downstairs WC.

LOUNGE

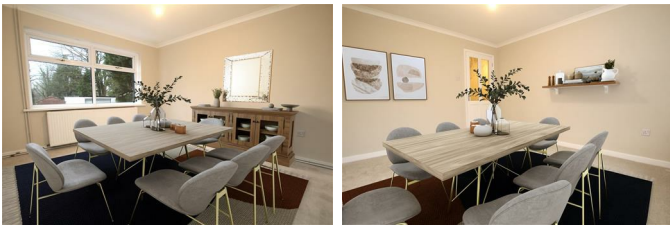
22'02 x 11'10 (6.76m x 3.61m)



Generous lounge with feature fire place and large front facing window.

SECOND RECEPTION ROOM

11'11 x 10'07 max (3.63m x 3.23m max)



Second spacious reception room, perfect for a dining area, additional lounge or children's play room.

KITCHEN

11'11 x 11'02 max (3.63m x 3.40m max)



Excellent, modern kitchen with integrated oven, hob, extractor fan and under counter fridge, along with plenty of cupboard storage.

DOWNSTAIRS WC

6'10 x 5'07 max (2.08m x 1.70m max)



Fantastic downstairs WC with vanity sink unit and space for extra appliances such as washing machine and dryer.

BEDROOM ONE

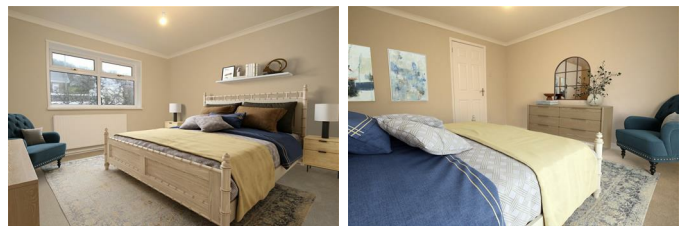
11'10 x 10'10 max (3.61m x 3.30m max)



Spacious double bedroom with front facing window.

BEDROOM TWO

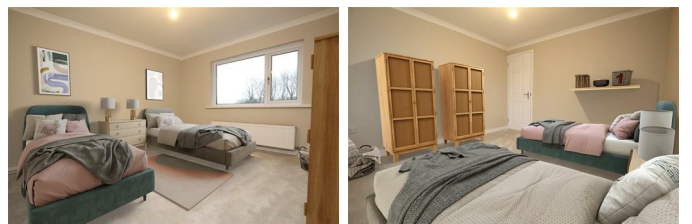
11'10 x 10'11 max (3.61m x 3.33m max)



Spacious double bedroom with front facing window.

BEDROOM THREE

11'11 x 10'07 max (3.63m x 3.23m max)



Spacious double bedroom with window overlooking the rear garden.

BEDROOM FOUR

11'11 x 7'11 max (3.63m x 2.41m max)



Excellent fourth bedroom with shower room.

FAMILY BATHROOM

6'02 x 5'06 max (1.88m x 1.68m max)



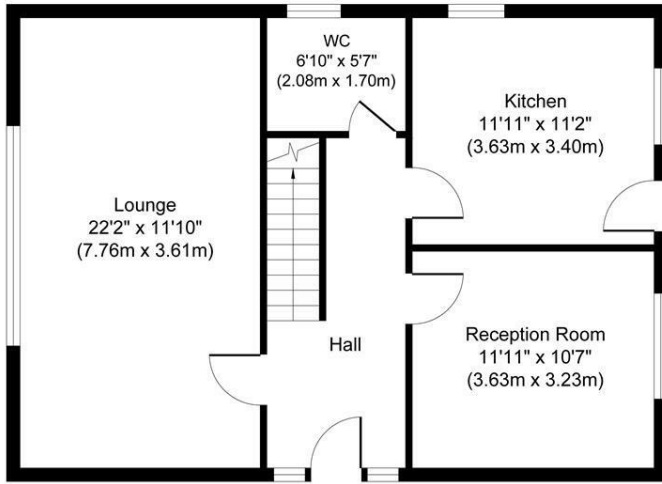
Contemporary family bathroom with shower over bath, low level WC and wash hand basin.

OUTSIDE SPACE

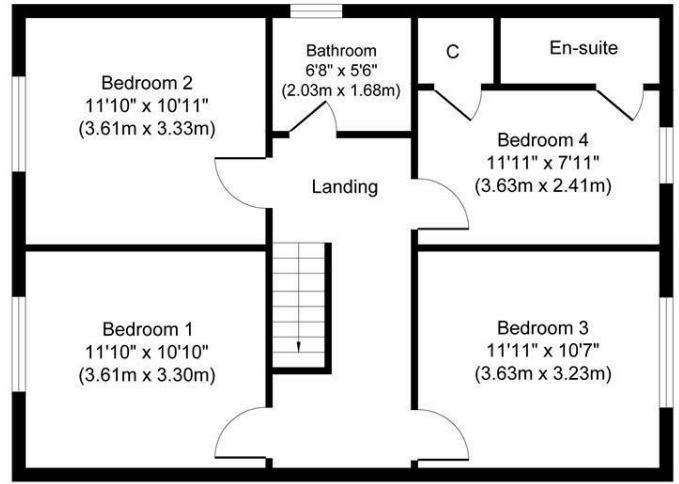


To the rear of the property is an expansive garden which is laid to lawn, along with garage and off road parking for multiple vehicles. There is also a further lawned garden to the front.

FLOOR PLAN



Ground Floor
Approximate Floor Area
693 sq. ft
(64.35 sq. m)



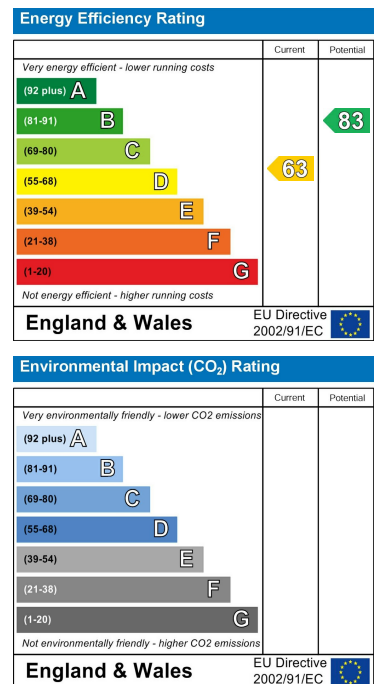
First Floor
Approximate Floor Area
693 sq. ft
(64.35 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AREA MAP



ENERGY EFFICIENCY GRAPH



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