



4 Ffynone Drive, Ffynone, Swansea, SA1 6DD

£425,000

A delightful four bedroom detached property with an abundance of character and charm. Set in the desirable suburb of Ffynone, close to local shops, beautiful parks, amenities, restaurants and bars in the vibrant Uplands district. With great transport links to Swansea City Centre, Sketty and Mumbles, there is also a bus stop 25 metres away.

The accommodation comprises to the ground floor a porch, hall, WC, living room, kitchen and dining room with doors leading to the sun room. To the first floor you will find four bedrooms, bathroom and WC. Externally the property has level access with no steps, to the front for the property there is a beautiful array of colourful shrubs and flowers. To the side of the property there is a level driveway with parking for several vehicles leading to the garage. To the rear of the property there is an enclosed evergreen garden with patio area leading to a gravelled area with mature shrubs and flowers.

We believe this will make a wonderful family home viewing is highly recommended.

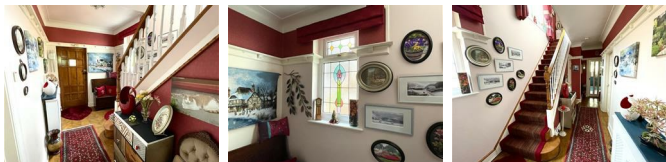
The Accommodation Comprises

Ground Floor

Porch

Entered via uPVC door, two double glazed windows to side, tiled flooring.

Hall



Enter via wooden door, staircase leading to the first floor, stain glass window to side, parquet wooden floor, radiator.

WC

Fitted two piece suite comprising wash hand basin and WC. Double glazed window to side, laminate flooring, radiator.

Living Room 17'4" x 19'10" (5.28m x 6.04m)



Double glazed bay window to front, two double glazed windows to side, electric fireplace with marble surround, parquet wooden floor, radiator.

Kitchen 11'0" x 12'0" (3.35m x 3.66m)



Fitted with a range of wall and base units with worktop over, 1+1/2 bowl unit. Integrated fridge/freezer, space for cooker, dishwasher and washing machine. Double glazed window to the rear and uPVC door to the side, tiled flooring.

Dining Room 14'7" x 14'10" (4.45m x 4.53m)



Two double glazed windows to side, gas fireplace with marble surround, sliding doors leading to sun room, parquet wooden floor, radiator.

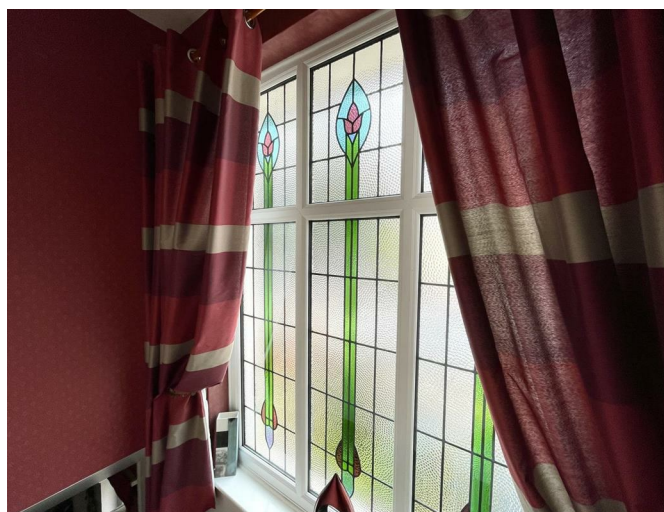
Sun Room



Double doors leading to the rear garden, tiled flooring.

First Floor

Landing



Stained glass window to side, fitted carpet.

Master Bedroom 14'6" x 14'10" (4.42m x 4.53m)



Double glazed bay window to front, double glazed window to side, fitted wardrobe, fitted carpet, radiator.

Bedroom 2 14'6" x 6'7" (4.42m x 2.00m)



Double glazed window to front, storage cupboard, fitted carpet, radiator.

Bedroom 3 17'5" x 11'3" (5.31m x 3.44m)



Double glazed window to rear, double glazed window to side, fitted carpet, radiator.

Bedroom 4 12'0" x 7'10" (3.65m x 2.38m)



Double glazed window to rear, fitted carpet, radiator.

Bathroom



Fitted two piece suite comprising bath with electric shower over and wash hand basin. Frosted double glazed window to rear, part tiled walls, vinyl flooring, heated towel rail.

WC

Frosted double glazed window to side, WC, vinyl flooring.

External



To the front for the property there is a beautiful array of colourfully scrubs and flowers. To the side of the property there is a driveway leading to the garage.

Garage

Up and over door.

Rear Garden



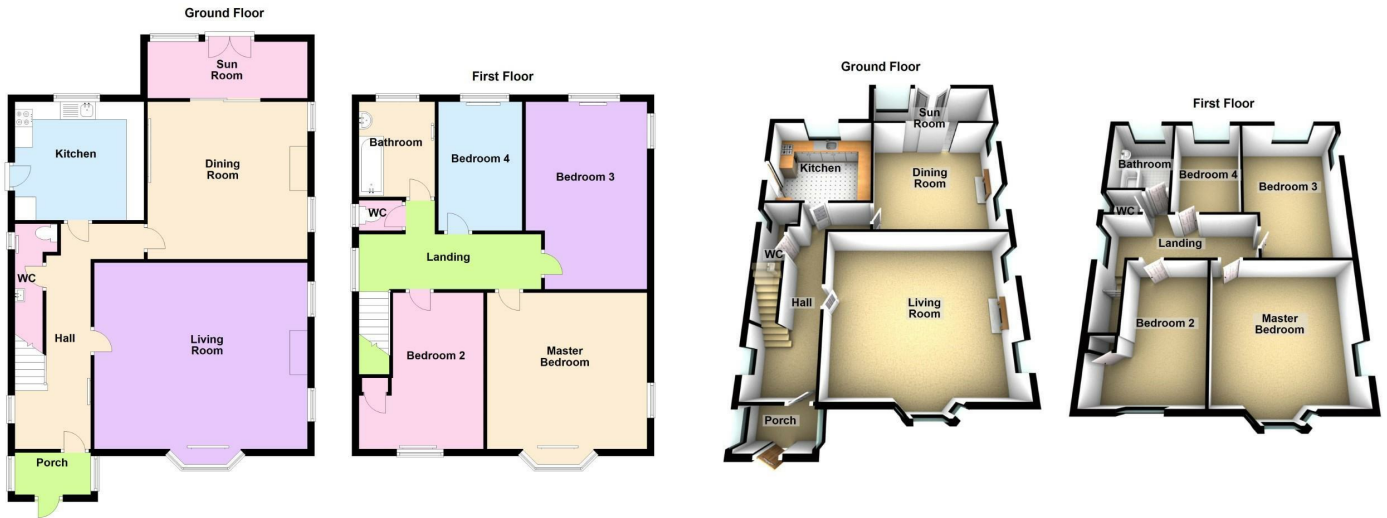
To the rear of the property there is a enclosed evergreen garden with patio area leading to a gravelled area with mature scrubs and flowers.

Tenure

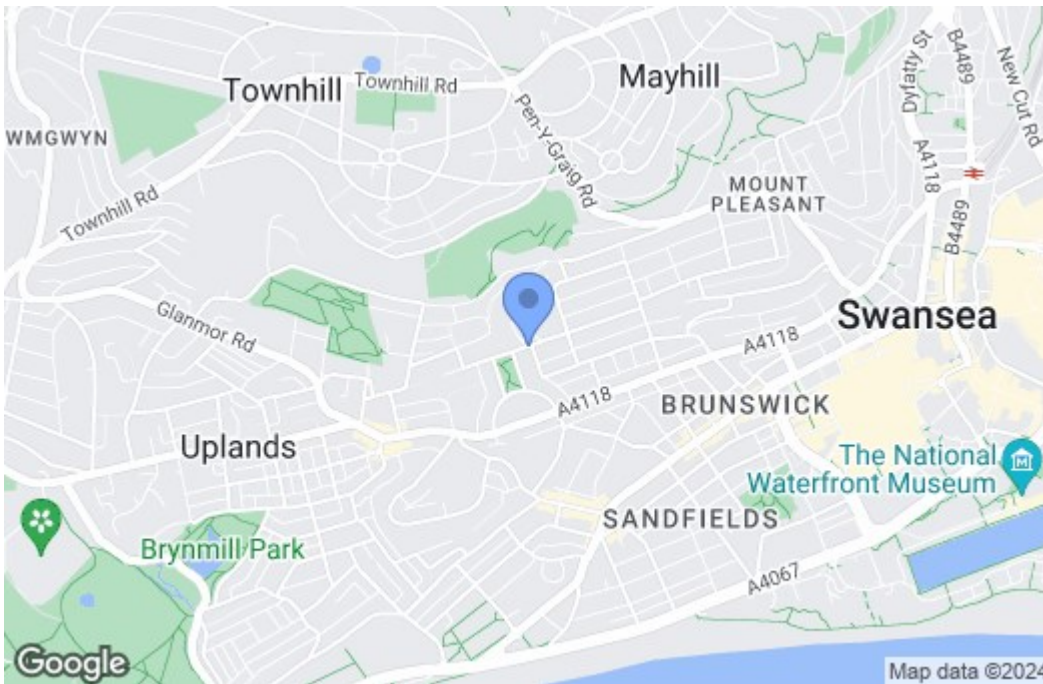
Freehold

Council Tax – F (2022/2023 - £2574.66 MIN)

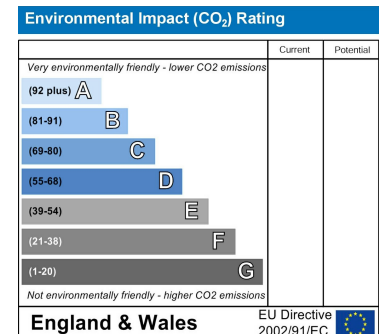
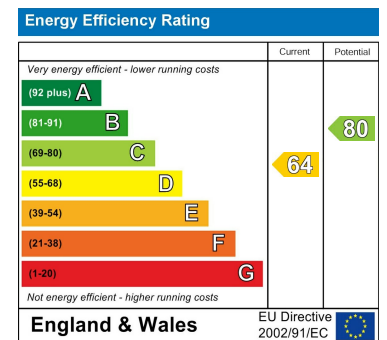
Floor Plan



Area Map



Energy Efficiency Graph



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