



### 3 Richmond Villas Ffynone Road, Swansea, SA1 6DQ

**£850,000**

Nestled on the charming highly sought after Ffynone Road in Swansea, this detached Grade II listed home built in 1854, is a true gem brimming with history and character. Offered for sale with no chain, the property spans four floors and combines traditional elegance with ample space, featuring 3 reception rooms, 5 bedrooms and 3 bathrooms. Upon entering, you are welcomed by a vestibule and hallway that lead to a spacious lounge and dining room, both featuring south facing, full height bay windows with shutters. The home also boasts a cosy study/sitting room, well appointed kitchen/breakfast room and a sunroom that opens onto the beautiful rear garden, with easy access to a utility room. The first floor continues the home's charm with a split landing, convenient WC, three double bedrooms one with an en-suite and a family bathroom. The second floor offers two more bedrooms, with stunning views over Swansea Bay, and shower room. The basement is currently used as a games room, adding even more versatility to this unique home. Outside the front of the property is surrounded by a mature garden that provides privacy. The rear garden offers a patio area perfect for BBQs and al fresco dining, along with a manicured lawn. A spacious garage large enough for 2-3 cars, completes this exceptional property. To fully appreciate the beauty and history of this enchanting home, a viewing is a must. Don't miss the opportunity to make it your own and create lasting memories in this picturesque setting.

## The Accommodation Comprises

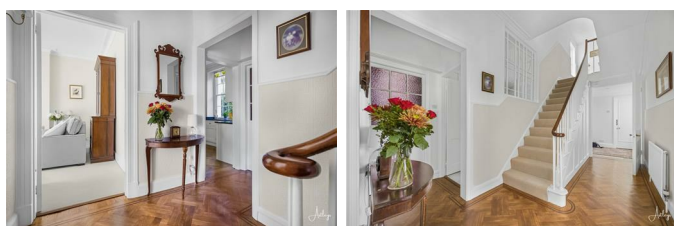
### Ground Floor

#### Vestibule



The vestibule is accessed through a front door and a rear door leading to the garden, providing easy outdoor access. It also includes a door to the lower ground floor and a convenient storage cupboard, offering practical space for everyday essentials.

#### Hallway



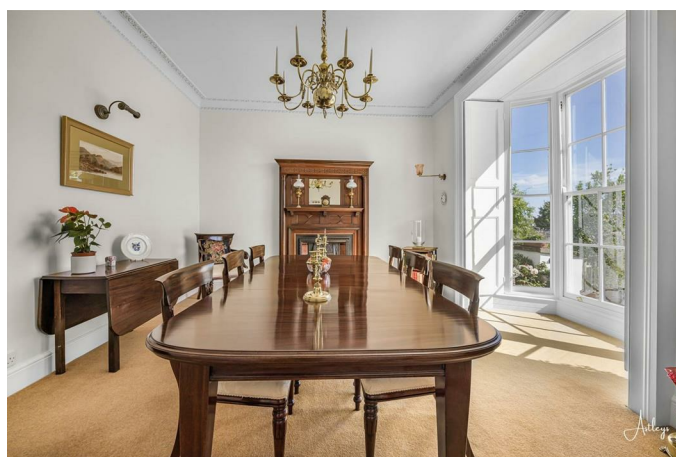
The spacious entrance hall features oak block flooring and radiator, complemented by decorative paneling and coving along the ceiling for a touch of sophistication. Convenient cupboard and a front facing window provides space for coats and storage. An elegant Victorian staircase leads to the first floor past a feature internal window.

## Dining Room 15'4" into bay x 16'4" (4.69m into bay x 5.00m)



The formal dining room boasts a full height bay sash window to the rear, complete with elegant shutters, allowing for abundant natural light. A stunning original fireplace with a tiled hearth set in a decorative surround serves as the room's focal point, while classic coving to the ceiling, complemented by a ceiling rose with brass candelabra, adds a touch of period charm. The room is further enhanced by dimmable period wall lights and radiator, ensuring a comfortable and inviting atmosphere.

### Another Aspect Of The Formal Dining Room



### Lounge 20'9" into bay x 12'9" (6.35m into bay x 3.91m)

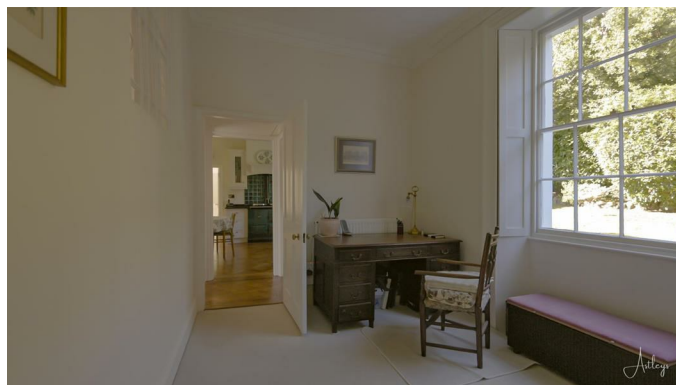


The spacious lounge features a full height shuttered bay sash window to the rear, filling the room with natural light. A charming log burner set within a decorative surround adds warmth and character, while ornate coving and a ceiling rose enhance the room's elegant feel. Radiator.

### Another Aspect Of The Lounge



### Sitting Room/Study 8'2" x 12'9" (2.50m x 3.89m)



The versatile sitting room/study offers a perfect balance of functionality and style with a shuttered sash window to the front. A decorative log burner set within an original surround provides a focal point, while the ornate coving and ceiling rose lend an elegant touch. Radiator.

### Kitchen/Breakfast Room 11'7" x 12'2" (3.53m x 3.72m)



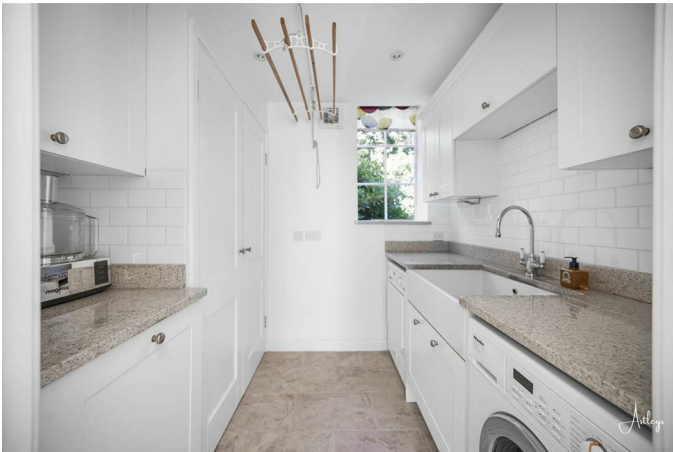
The kitchen/breakfast room is thoughtfully fitted with matching wall, display, and base units, providing ample storage, and attractive black granite worktop with drainer. A stainless steel sink complements the built-in fridge/freezer and dishwasher for convenience. Gas fired AGA, adding character and functionality, while a sash window to the front allows natural light to brighten the space. Decorative coving enhances the room's charm. A glazed door leads into the sunroom, with access to the utility room.

## Sun Room



The bright and airy sunroom features double doors with windows on either side, providing seamless access to the patio area and allowing ample natural light to flood the space. Tiled flooring with underfloor heating adds comfort and warmth. The room is equipped with a built-in fridge/freezer, larder and storage cupboards, and a glazed door leads directly to the adjoining utility room.

## Utility Room 7'0" x 7'3" (2.13m x 2.21m)



The utility room is equipped with a range of wall and base units for storage and recycling, and a granite worktop. A practical French farmhouse sink with tiled splashbacks adds character. A full height double cupboard houses the boiler and hot water cylinder. The room includes plumbing for a washing machine

and space for a tumble dryer, ensuring practicality. Tiled flooring with underfloor heating keeps the space warm and comfortable, and a front facing window allows natural light to brighten the room.

## First Floor

### Landing



The split landing features a sash window to the front, decorative paneling and elegant coving. A door provides access to a convenient WC. On the landing, a charming archway frames the staircase leading to the second floor and a built-in storage cupboard offers practical additional space.

### WC

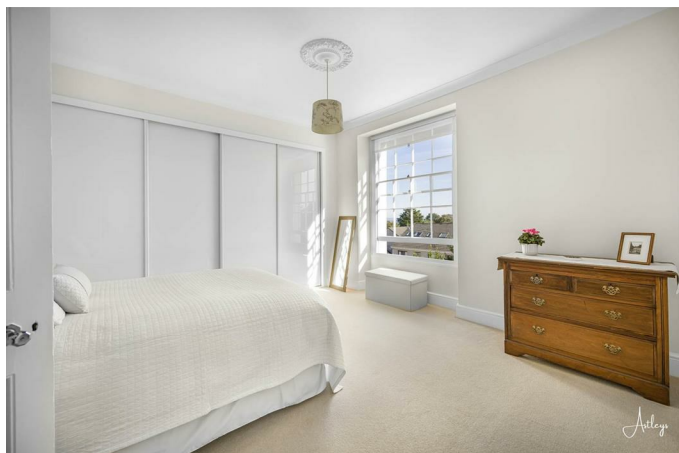
The split landing WC is fitted with a two piece suite, including wash hand basin and WC. A frosted single glazed window to the side and radiator.

### Bedroom 1 17'2" x 12'5" (5.22m x 3.78m)



Featuring a sash window to the rear, the spacious room is enhanced by coving to the ceiling with a decorative ceiling rose, and a radiator.

**Bedroom 2 12'7" x 16'4" into wardrobes (3.86m x 4.98m into wardrobes )**



Large sash window to the rear, with coving and a decorative ceiling rose. Built-in wardrobe with internal fittings, radiator.

**Bedroom 3 12'4" x 12'6" (3.76m x 3.80m)**



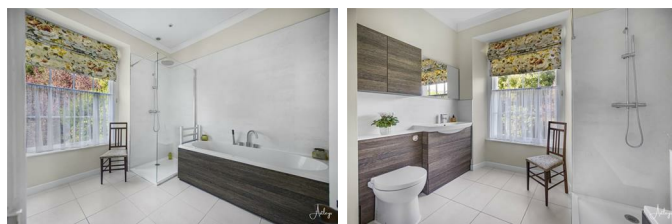
Sash window to the front, coving to the ceiling and a decorative ceiling rose adding a touch of charm, radiator and a door leading to a private en- suite with underfloor heating.

**En-suite**



The en-suite is fitted with a stylish three piece suite, including a tiled double shower, vanity wash hand basin and a WC. The room features coving to the ceiling with spotlights along with a heated towel rail, tiled flooring and a sash window to the front.

**Family Bathroom**



The family bathroom is designed with a four piece suite, including walk-in shower, bath with central taps and shower attachment, vanity wash hand basin and WC. The room features tiled walls and flooring with underfloor heating, complemented by a heated towel rail, coving to the ceiling with spotlights and a sash window to the front.

**Second Floor**

**Landing**

Velux window over stairs and large eves storage cupboard.

### Shower Room



The second floor shower room, serving bedrooms 4 and 5, is fitted with a three piece suite, including tiled corner shower cubicle, wash hand basin and WC. The space features a heated towel rail, tiled flooring with underfloor heating and Velux window.

### Bedroom 4 23'0" x 12'6" (7.02m x 3.81m)



Charming arch window to the rear of this spacious room provides stunning views over Swansea Bay. Velux window, eaves storage and radiator

### Bedroom 5 10'5" x 16'4" (3.17m x 4.98m)



Arch window to the side, built-in wardrobe and a radiator. Steps lead to a cosy sitting area with dormer window, where you can relax and take in the beautiful views over Swansea Bay.

### Another Aspect Of Bedroom 5



### Lower Ground Floor

### Basement Room



The basement is currently utilised as a games room, featuring laminated flooring and ceiling spotlights, creating functional space for entertainment and relaxation.

### External

The front garden features a charming pathway leading to the front door, surrounded by a well maintained green lawn.

In the rear, a paved patio terrace offers a perfect spot for outdoor dining, with steps leading to a lawned garden framed by mature shrubs and flower beds. Additional steps take you to a second patio area, with rear gate and access to a large, well appointed garage.

### Front Garden



### Rear Garden



### Rear Terrace



### Another Aspect Of The Garage



### Rear lawned Garden



### Aerial Images



### Garage



### Agents Note

Tenure - Freehold  
Council Tax Band - G  
Conservation Area - Ffynone Grade II Listed  
Services - Mains electric. Mains sewerage. Mains Gas.  
Mains water/Water Meter  
Mobile coverage - EE Vodafone Three O2  
Broadband -Basic 6 Mbps Superfast 71 Mbps Ultrafast  
1000 Mbps  
Fibre TV Availability - BT Sky Virgin



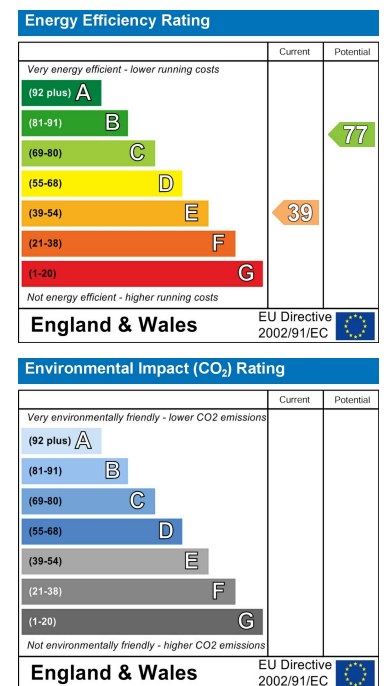
## Floor Plan



## Area Map



## Energy Efficiency Graph



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