



16 Joiners Road, Three Crosses, Swansea, SA4 3NY

£580,000

Located in the highly sought-after village of Three Crosses, this splendid detached family home spanning an impressive 2,099 square feet. Perfectly suited for modern family living, the property boasts four generously sized double bedrooms and a flexible layout. Upon entering, you are welcomed by a spacious entrance hall with WC. Spacious lounge/dining room, sitting room/home office and a kitchen/breakfast room with a convenient utility room. Upstairs, the first floor hosts four double bedrooms. The master bedroom enjoys its own en-suite shower room, while the second bedroom benefits from an en-suite WC. A well-sized family bathroom with both a bath and separate shower serves the remaining bedrooms. Externally, a driveway provides parking and leads to an integral garage. The front garden is laid to lawn and bordered by a mature hedge, offering both privacy and curb appeal. Side access leads to the enclosed rear garden. Situated on the edge of the Gower Area of Outstanding Natural Beauty, the Village of Three Crosses offers residents easy access to stunning beaches and coastal walks. The village is home to an excellent primary school and falls within the catchment area for the highly regarded Bishopston Comprehensive School. Local amenities include a village shop and a popular restaurant, while Swansea city centre and the M4 corridor are easily accessible, making this an ideal location for commuters and families alike.

The Accommodation Comprises

Ground Floor

Entrance Hall



Entered via door to front, staircase leading to first floor, coving to ceiling, hardwood flooring, radiator.

WC



A handy ground floor WC with a fitted two piece suite comprising a wash hand basin and WC. Finished with half tiled walls, tiled flooring and coving to the ceiling.

Lounge 17'11" x 12'6" (5.46m x 3.81m)



The lounge is open-plan to the dining room and features a double glazed window that allows for plenty of natural light. Additional features include coving to the ceiling, hardwood flooring and a radiator, creating a bright and comfortable living space.



Dining Area 15'6" x 12'6" (4.72m x 3.81m)



Opening from the lounge is the dining area, which features patio doors that lead directly out to the rear garden, creating a seamless indoor-outdoor flow. The space also benefits from coving to the ceiling, hardwood flooring and a radiator, making it ideal for both everyday dining and entertaining.

Sitting Room/Home Office 15'3" x 10'11" (4.65m x 3.32m)



This versatile space benefits from a double glazed window that fills the room with natural light. Additional features include hardwood flooring, coving to the ceiling, and a radiator, making it a comfortable and functional area for work or relaxation.

Kitchen/Breakfast Room 11'10" x 18'0" (3.61m x 5.49m)



The kitchen/breakfast room is well-appointed with a range of wall and base units, complemented by ample worktop space and a 1½ bowl stainless steel sink set beneath a double glazed window overlooking the rear garden. It features a built-in electric double oven, four ring hob with extractor hood, space for a fridge/freezer and dishwasher. The room also includes coving to the ceiling, tiled flooring and a radiator. Natural light flows in through an additional double glazed window to the side, while a double glazed side door and patio doors provide direct access to the rear garden, enhancing the indoor-outdoor connection. A door also leads through to the utility room, offering added practicality.



Utility Room 6'0" x 7'4" (1.82m x 2.23m)



Leading from the kitchen, the utility room is fitted with wall units and worktop space, along with plumbing for a washing machine and space for a tumble dryer. It features a frosted double glazed window to the side, coving to the ceiling, tiled flooring, and a radiator, offering a practical and well-equipped space for laundry and additional storage.

First Floor

Landing

Double glazed window to front, access to loft, cupboard, coving to ceiling, radiator.

Master Bedroom 14'4" x 12'6" (4.36m x 3.81m)



The master bedroom features a double glazed window to the front, allowing for plenty of natural light. Additional features include coving to the ceiling and a

radiator. A door leads to the en-suite shower room for added convenience and privacy.

Master Bedroom -En-Suite Shower Room



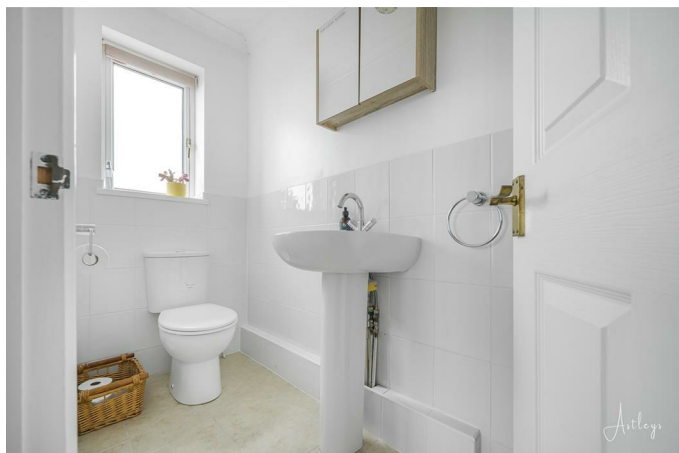
Fitted three piece suite comprising a shower cubicle, wash basin and WC. Half tiled wall, tiled flooring, coving to ceiling, frosted double glazed window to side

Bedroom 2 14'4" x 10'11" (4.37m x 3.32m)



Double glazed window to the front, providing natural light, along with coving to the ceiling and a radiator. A door leads to a private en-suite WC, offering additional convenience.

Bedroom 2 - En-suite WC



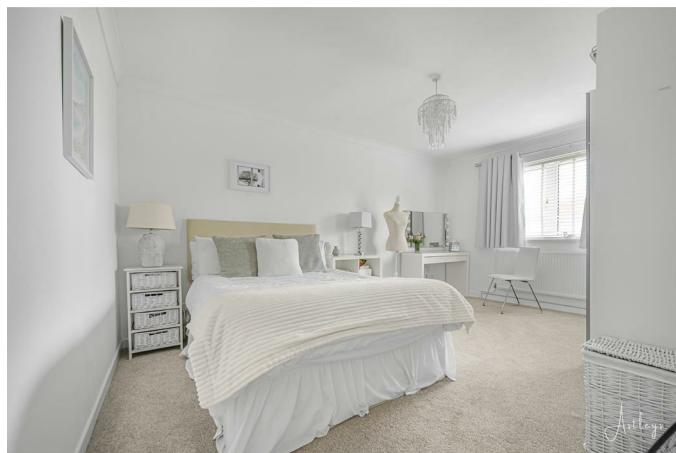
Fitted with a two piece suite including a wash hand basin and WC. Half tiled walls, tiled flooring, coving to ceiling, frosted double glazed window to the side

Bedroom 3 15'6" x 12'6" (4.72m x 3.81m)



Double glazed window to rear, coving to ceiling, radiator.

Bedroom 4 15'5" x 10'0" (4.69m x 3.06m)



Double glazed window to rear, coving to ceiling, radiator.

Family Bathroom



Fitted with a four piece suite comprising a bath, separate shower cubicle, wash hand basin, and WC. Half tiled walls, tiled flooring, coving to the ceiling, heated towel rail and a frosted double glazed window to the rear

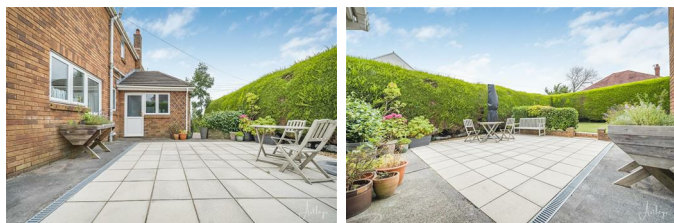
External



To the front of the property, a driveway leads to the garage, with a front garden laid to lawn and bordered by a mature hedge offering privacy.

Side access leads to the rear garden, which is also laid to lawn and enclosed by mature hedging and paved patio area provides the perfect spot for outdoor seating and entertaining.

Rear Garden



A



Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - G

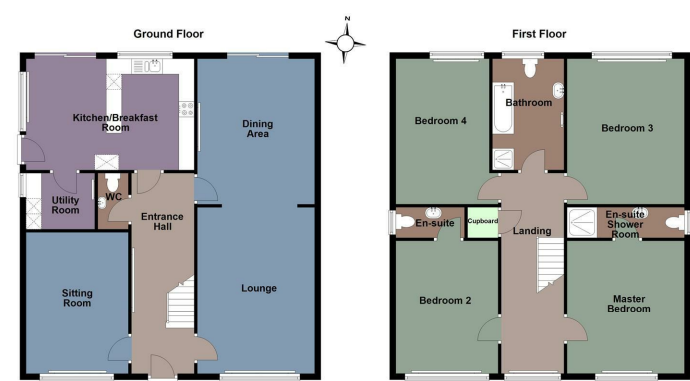
Services - Mains electric, Mains sewerage, Mains gas, Mains water/Water meter.

Mobile coverage - EE, Vodafone, Three, O2

Broadband - Basic 4 Mbps, Superfast 80 Mbps, Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT, Sky

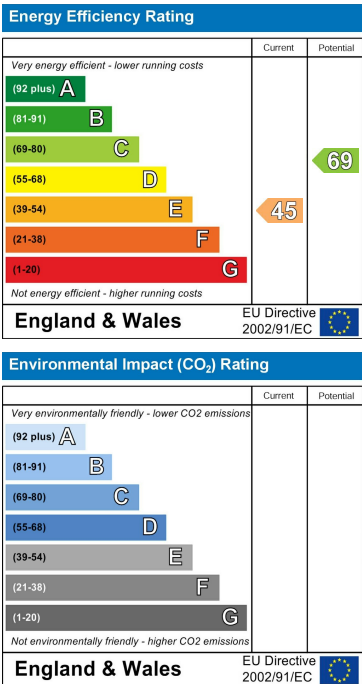
Floor Plan



Area Map



Energy Efficiency Graph



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