



1 Clos Burlais, Cwmdru, Swansea, SA5 8LH

£180,000

This well presented link-detached house is an excellent opportunity for first time buyers seeking a move in ready home. Upon entering, you are welcomed by the porch that leads into a spacious open-plan kitchen and dining area. The newly fitted modern kitchen is a delightful feature and a door from this area opens directly to the rear garden, creating a seamless connection between indoor and outdoor living. Additionally, there is a comfortable sitting room, perfect for relaxation. The first floor boasts two cosy bedrooms, along with a well appointed modern bathroom. Set on a generous corner plot, the property includes a front driveway, lawned garden and convenient side access to the rear. The rear garden is a true highlight, offering a good sized enclosed space complete with a patio area and a lawn, perfect for enjoying sunny days or hosting barbecues with family and friends. Conveniently located, this home benefits from excellent transport links to the City Centre, the M4 motorway and the Fforestfach retail park, making it an ideal choice for those who value accessibility and local amenities. This delightful property is not to be missed.

The Accommodation Comprises

Ground Floor

Porch

Entered via double glazed door to front with double glazed windows to front and side,

Kitchen/Dining Room 23'7" x 12'5" (7.18m x 3.79m)



This spacious open plan kitchen/dining room is fitted with a modern range of wall and base s with worktop space over, including a breakfast bar and central island, ideal for both cooking and casual dining. It features a 1½ bowl sink unit, built-in fridge, freezer, plumbing for a washing machine and space for a tumble dryer. The kitchen is also equipped with a built-in electric oven and a four-ring electric hob with extractor hood over. Natural light fills the room through double glazed windows to the front and rear, as well as an additional window to the side. A staircase leads to the first floor, with handy under-stairs storage and a door provides access to the next room. A door also leads out to the rear garden, opening onto a patio area—perfect for outdoor dining and entertaining.



Sitting Room 16'4" x 8'4" (4.97m x 2.54m)



The sitting room features double glazed doors opening to the front, allowing for easy access and plenty of natural light. A double glazed window and an additional double glazed door to the rear enhance the brightness and provide a pleasant connection to the garden.



First Floor

Landing

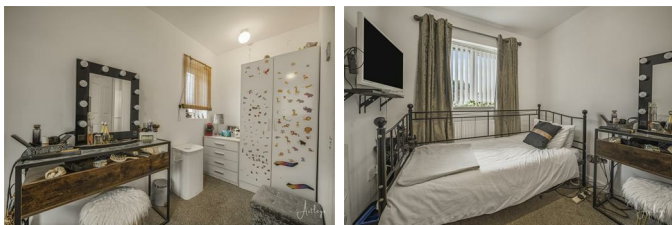
The landing includes a useful storage cupboard and provides access to the loft via a pull-down ladder. The loft also houses the boiler, offering convenient access for maintenance.

Bedroom 1 10'2" x 12'5" (3.09m x 3.79m)



Two double glazed windows to front, storage cupboard, radiator.

Bedroom 2 13'1" x 7'5" (4.00m x 2.27m)



Double glazed window to rear, radiator.

Bathroom



The bathroom is fitted with a modern three piece suite comprising a bath with a shower over and a glass shower screen, vanity wash hand basin and a WC, all featuring stylish black taps and shower fittings. The space is finished with tiled walls and flooring, radiator and a frosted double glazed window to the rear for privacy and natural light.

External

Set on a generous corner plot, the property benefits from a front driveway, lawned garden and convenient side access to the rear.

The rear garden is fully enclosed and offering a good sized outdoor space, complete with a patio area for seating and a lawn garden, ideal for relaxing or entertaining.

Rear Garden

Aerial Images



Agents Note

Tenure - Freehold

Council Tax Band - C

Services - Mains electric. Mains sewerage. Mains Gas.
Water Meter.

Mobile coverage- EE Vodafone Three O2

Broadband - Basic 7 Mbps Superfast 275 Mbps Ultrafast
1800 Mbps

Satellite / Fibre TV Availability - BT Sky Virgin

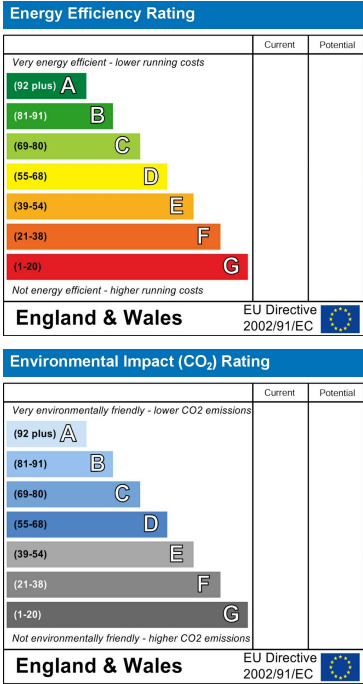
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.