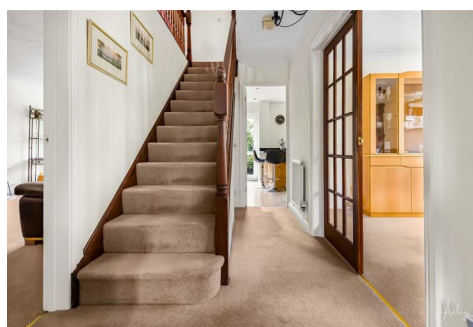




12 Ffordd Draenen Ddu, West Cross, Swansea, City & County Of Swansea, SA3 5RP

£525,000

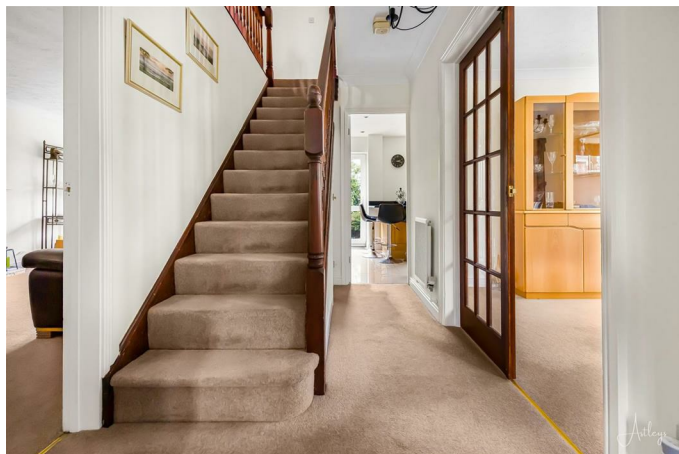
Welcome to this impressive four-bedroom detached family home, perfectly positioned on a generous 0.12-acre plot and boasting a substantial floor area of 1550 FT². This property is being sold with no onward chain, providing a smooth and hassle-free purchase experience.

The ground floor accommodation comprises a welcoming hallway leading to all main rooms, including a convenient cloakroom for guests and family use. The spacious and inviting lounge is ideal for relaxing and entertaining. The well-appointed kitchen features modern appliances and ample storage, while the dining room is perfect for family meals and dinner parties. Completing the ground floor is a bright and airy conservatory, offering additional living space and lovely garden views.

Entrance

Via a frosted double glazed PVC door with frosted double glazed side panel into the hallway.

Hallway



With stairs to the first floor. Door to the cloakroom. Door to the lounge. Door to the kitchen. Doors to the dining room. Two radiators.

Cloakroom 5'6" x 3'2" (1.680 x 0.984)



With a frosted double glazed window to the front. W/C/ Wash hand basin. Chrome heated towel rail.

Lounge 19'6" x 11'8" (5.966 x 3.569)



With a set of double glazed windows to the front. Two radiators. Gas fire. Double glazed sliding doors to the rear garden.

Lounge

Kitchen 9'5" x 16'0" (2.879 x 4.889)



With a set of double glazed windows to the rear. Double glazed PVC door to the rear. A well appointed kitchen fitted with a range of base and wall units, running marble work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Four ring Neff hob with Neff extractor hood over. Integral Neff oven & grill. Integral Neff washing machine. Integral fridge. Integral freezer. Integral dishwasher. Integral wine fridge. Stainless steel sink. Tiled floor. Spotlights.

Kitchen



Kitchen



Kitchen

Kitchen

Dining Room 9'9" x 9'7" (2.981 x 2.942)



With a double glazed bay window to the front. Radiator. Doors to the conservatory.

Conservatory 16'5" x 18'1" (5.014 x 5.530)



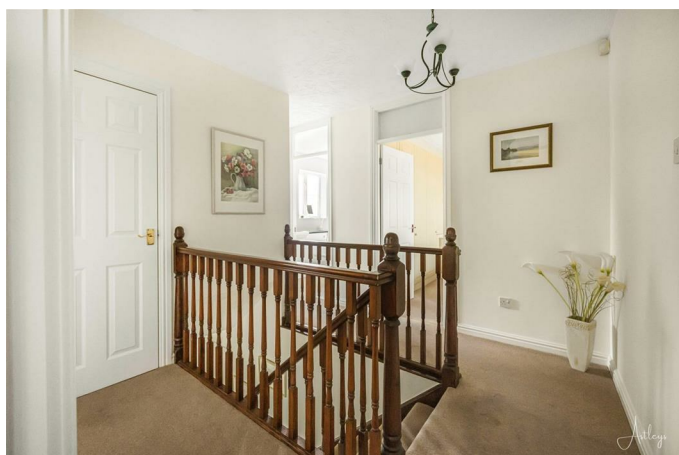
With a set of double glazed PVC doors to the rear. Double glazed windows to the rear. Tiled floor. Radiator.

Conservatory



First Floor

Landing



With loft access. Door to airing cupboard. Door to the bathroom. Doors to bedrooms. Radiator.

Bathroom 5'8" x 7'10" (1.738 x 2.412)



With a frosted double glazed window to the front. Well appointed suite comprising; bathtub. W/C. Wash hand basin. Chrome heated towel rail. Extractor fan.

Bedroom One 8'10" x 13'11" (2.705 x 4.257)



With a set of double glazed windows to the rear. Radiator. Door to en-suite. Doors to built in wardrobes.

En-Suite 4'8" x 9'2" (1.429 x 2.808)



With a frosted double glazed window to the rear. Large walk in shower cubicle with oversized shower head above. W/C/ Wash hand basin. Extractor fan.

Bedroom Two 9'7" x 11'3" (2.924 x 3.442)



With a double glazed window to the front. Radiator.

Bedroom Three 9'7" x 8'1" (2.939 x 2.470)



With a set of double glazed windows to the rear. Radiator. Doors to built in wardrobe.

Bedroom Four 8'6" x 8'10" (2.610 x 2.695)



With a set of double glazed windows to the front. Radiator. Doors to built in wardrobes.

External

Front

You have private driveway parking for two to three vehicles leading to the detached double garage. Access to the rear.

Another Aspect



Aerial Aspect



Aerial Aspect

Aerial Aspect



Detached Double Garage 16'11" x 16'5" (5.181 x 5.023)

With two 'up & over' doors. Power and light. Double glazed sliding door to the side.

Rear

You have a private and enclosed garden home to a patio seating area with ample room for tables and chairs. Lawned garden home to a variety of flowers, trees and shrubs. Detached garden shed. Access to the garage. Access to the front.

Rear Garden



Rear Garden



Rear Garden



Rear Garden



Services

Mains electric. Mains sewerage. Mains water. Mains Gas. Broadband type - ultrafast fibre. Mobile phone coverage available with EE, Three, Vodafone & O2.

Council Tax Band

Council Tax Band - F

Tenure

Freehold.

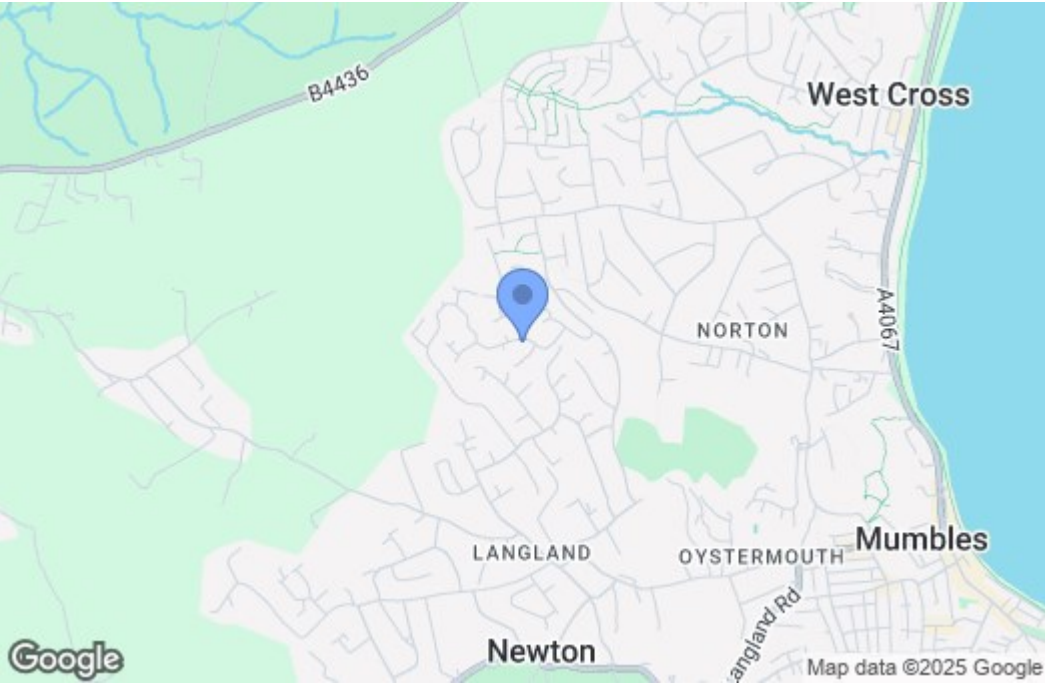
Rear Garden



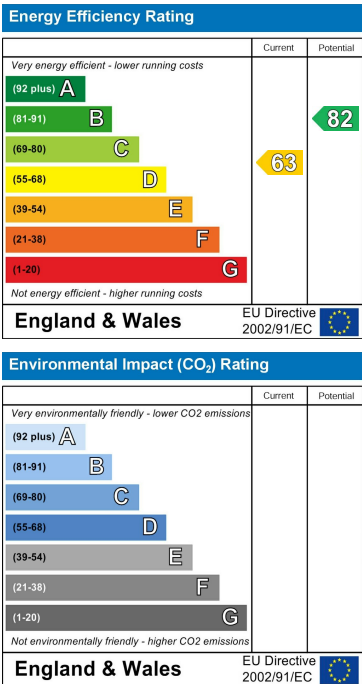
Floor Plan



Area Map



Energy Efficiency Graph



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