

42 Fernhill Close,
Blackpill, Swansea,
SA3 5BX



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Offers Over
£425,000

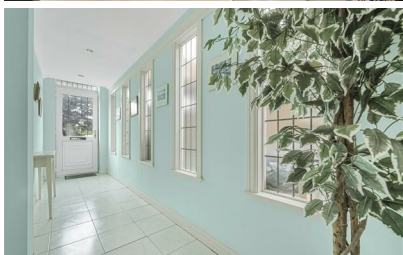


Located in the sought-after address of Fernhill Close, Blackpill, this three-bedroom semi-detached family home offers generous proportions, an enviable location, and the added benefit of being sold with no onward chain. Set on an impressive plot size of 0.08 acres with a floor area extending to 1,838 square feet, the property enjoys partial sea views to the front and sits within the highly regarded Bishopston School catchment area. Just a short stroll from the picturesque Clyne Gardens, it perfectly combines convenience with a desirable coastal lifestyle.

The ground floor accommodation comprises a welcoming hallway leading to an inner hall, a spacious lounge, a separate dining room, and a well-sized kitchen. A utility room, cloakroom, and integral garage provide additional practicality for family living. On the first floor you will find three comfortable bedrooms served by a family bathroom, all offering versatile space for both relaxation and study.

Externally, the home is equally appealing. To the front, a private driveway provides parking for two to three vehicles and leads to the integral garage. The front garden is low maintenance, laid with gravel and planted with a variety of flowers and shrubs. To the rear, the garden is thoughtfully designed with a patio area that rises to a raised decked seating space, ideal for outdoor entertaining or enjoying the evening sun.

This property presents an excellent opportunity for families seeking a home in a prime location, with spacious accommodation, attractive outdoor space, and the benefit of no onward chain.



Entrance

Via a double glazed PVC door into the inner hallway.

Hallway

With a set of frosted double glazed windows. Spotlights. Glazed door into the hall. Tiled floor.

Hall

Lovely space with a door to downstairs storage. Door to the kitchen. Door to the lounge. Door to the dining room. Radiator.

Lounge

22'0" x 12'11"

Lovely living space with a set of double glazed windows to the front offering partial sea views. Radiator. Feature fireplace.

Lounge

Lounge

Dining Room

10'11" x 20'9"

You have a set of double glazed French doors leading out to the rear garden. Set of double glazed windows leading out to the rear garden. Two radiators. Feature fireplace housing a wood burner set on tiled hearth. Door to the kitchen.

Dining Room

Dining Room

Kitchen

11'4" x 10'2"

Set of double glazed windows to the rear. Door to the utility room. Radiator. Tiled floor. The kitchen itself is fitted with a range of base and wall units. Running work surface incorporating a one and a half bowl stainless steel sink and drainer unit. Four ring gas hob with extractor hood over. Integral oven and grill. Space for dishwasher. Space for fridge freezer.

Kitchen

Utility Room

13'7" x 13'8"

You have a double glazed window and a frosted double glazed PVC door to the rear garden. Running work surface incorporating space for fridge freezer. Plumbing for washing machine. Space for tumble dryer. Radiator.

WC

Low level w/c.

Integral Garage

22'4" x 13'7"

Via a electric 'up and over' door. Power and light.

First Floor

Landing

Beautiful glazed stained glass window to the side. Door to airing cupboard. Door to bathroom. Doors to bedrooms.

Bathroom

5'9" x 10'5"

Bathroom suite comprising; bathtub with shower over. WC. Two wash hand basins. Radiator.

Bathroom



Bedroom One

102" x 1210"

Main bedroom offering a double glazed windows to the front offering partial sea views of Swansea Bay and beyond. Radiator. Doors to built-in wardrobes.

Bedroom One**Bedroom One****Bedroom Two**

119" x 142"

Double bedroom offering a set of double glazed windows to the rear. Radiator. Doors to built-in wardrobes.

Bedroom Two**Bedroom Three**

113" x 123"

Great sized third bedroom with a double glazed bay window to the front offering partial sea views of Swansea Bay and beyond. Radiator.

Bedroom Three**External****Aerial Aspect****Aerial Aspect****Aerial Aspect****Aerial Aspect****Front**

Private driveway parking for two to three vehicles leading to the integral garage. You have a low-maintenance graveled garden home to a variety of flowers and shrubs.

Rear

Low maintenance rear garden home to a patio area which in turn has steps leading up to a raised decked seating area.

Rear**Services**

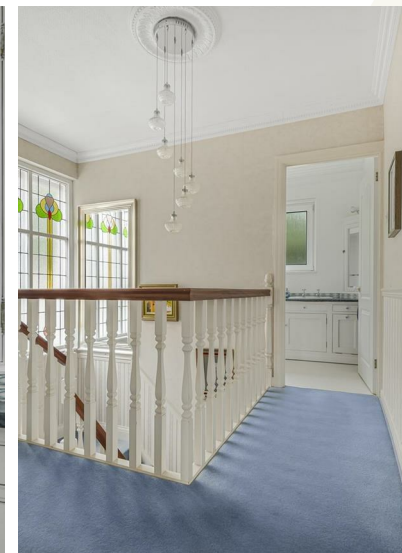
Mains water, gas, and electricity. Broadband available. Phone signal available with multiple networks.

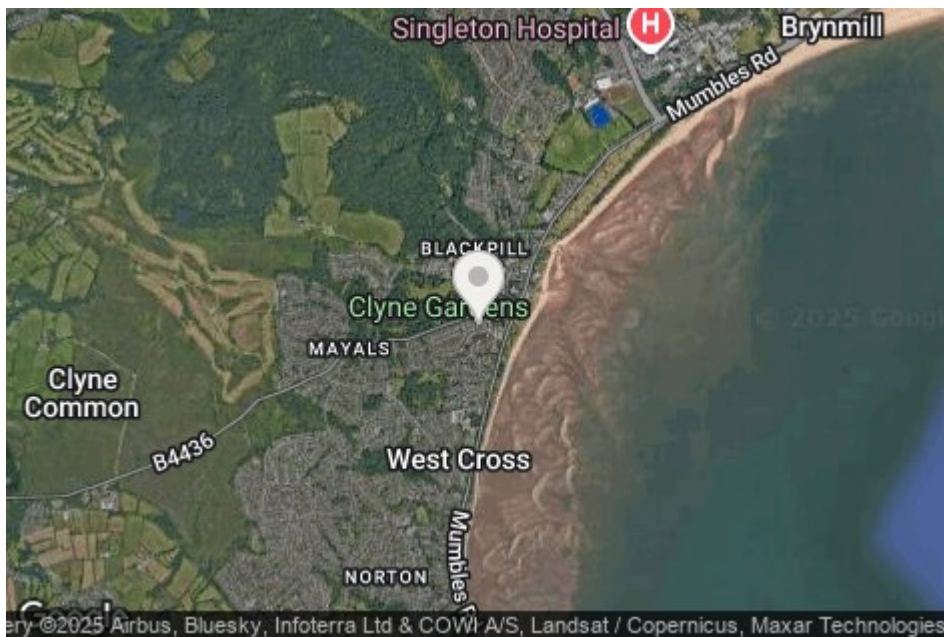
Council Tax Band

Council Tax Band - F

Tenure

Freehold.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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Plan produced using PlanIt.