



**Cwmpil Road
Lower Cwmtwrch
Swansea.**

Price **£450,000**



- **SUBSTANTIAL DETACHED HOUSE**
- **FOUR DOUBLE BEDROOMS**
- **TWO RECEPTION ROOMS**
- **KITCHEN/DINER WITH BALCONY**
- **DETACHED GARAGE & DRIVEWAY**
- **WALKING DISTANCE TO LOCAL SCHOOL**

General Description

EPC Rating: D64

A beautiful detached property situated on the popular residential street of Cwmpil Road. The property and its gardens are of generous proportion making it an ideal family home. Ysgol Gymraeg Dyffryn Y Glowyr is within walking distance. This much loved family home has some gorgeous features including a spacious kitchen / diner with French doors opening on to the balcony enjoying views of the mountain. Externally there is spacious driveway parking, a detached garage, cellar and various outbuildings. Property is being sold with no onward chain.



Viewing: **01639 844 426**

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Property Description

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Ground Floor

Entrance Hallway

Double glazed door to front, carpet, radiator, stairs leading to first floor.

Lounge (19' 8" x 13' 9" Max) or (6.0m x 4.19m Max)

Double glazed window to front, carpet, radiator, fireplace with electric fire inset.

Sitting Room (11' 1" x 10' 11") or (3.39m x 3.32m)

Double glazed window to front, carpet, two radiators.

Utility Room (11' 9" x 4' 6") or (3.57m x 1.38m)

Double glazed window to side, oak engineered flooring, range of wall and base units with oak worktop, stainless steel sink, plumbing for washing machine, space for tumble dryer, radiator.

Kitchen/Diner (23' 3" x 12' 8" Max) or (7.08m x 3.86m Max)

Double glazed window to rear, French doors opening on to large balcony enjoying open views of the mountain.

Oak engineered flooring, range of wall and base units and island with oak worktop, stainless steel sink, space for cooker, extractor fan above, integrated fridge. Radiator, door to utility and rear porch.

Rear Porch (4' 9" x 4' 5") or (1.46m x 1.34m)

Double glazed door to side, laminate flooring, radiator.

Shower Room (7' 9" x 4' 8") or (2.37m x 1.42m)

Double glazed frosted window to side, laminate flooring, chrome heated towel rail, WC, wash hand basin, double shower.

First Floor Landing

Carpet, loft hatch.

Bedroom 1 (16' 10" x 10' 8" Max) or (5.13m x 3.26m Max)

Two double glazed windows to front, carpet, radiator.

Bedroom 2 (12' 6" x 10' 7") or (3.82m x 3.22m)

Double glazed window to rear with mountain views, radiator, laminate flooring, storage cupboard with shelving and radiator, spacious fitted wardrobes.

Bedroom 3 (14' 6" x 10' 9") or (4.42m x 3.28m)

Double glazed window to front, two radiators, laminate flooring.

Bedroom 4 (12' 10" Max x 9' 5") or (3.92m Max x 2.87m)

Double glazed window to rear with mountain views, laminate flooring, radiator, fitted wardrobes.

Box Room/Study (7' 3" x 4' 8") or (2.22m x 1.42m)

Double glazed window to side, radiator, laminate flooring.

Bathroom (11' 5" Max x 13' 0" Max) or (3.47m Max x 3.96m Max)

Double glazed frosted window to side, laminate flooring, three chrome heated towel rails, two velux windows, bath, vanity wash hand basin, shower, WC.

External

Positioned on a lovely, fully enclosed plot with generous size gardens to the front and rear.

Driveway parking for several vehicles to the

side leading to large detached garage with electricity.

The property has a cellar which spans the entire footprint of the house with electricity and has been boarded, it also houses the gas combination boiler.

There is a wood shed beneath the balcony.

Spacious patio area with a pedestrian gate with steps leading down on to two large tiered lawn areas.

Garage

Up and over door to front, wooden door to front, window to side and rear, electricity and lighting.

Cellar

upvc door, electricity, lighting.

Agents Notes

This property is linked to an employee of Clee Tompkinson Francis.

Services

Mains drainage, mains gas, mains water, mains electricity

Tenure

Freehold

Council Tax

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