

Ground Floor



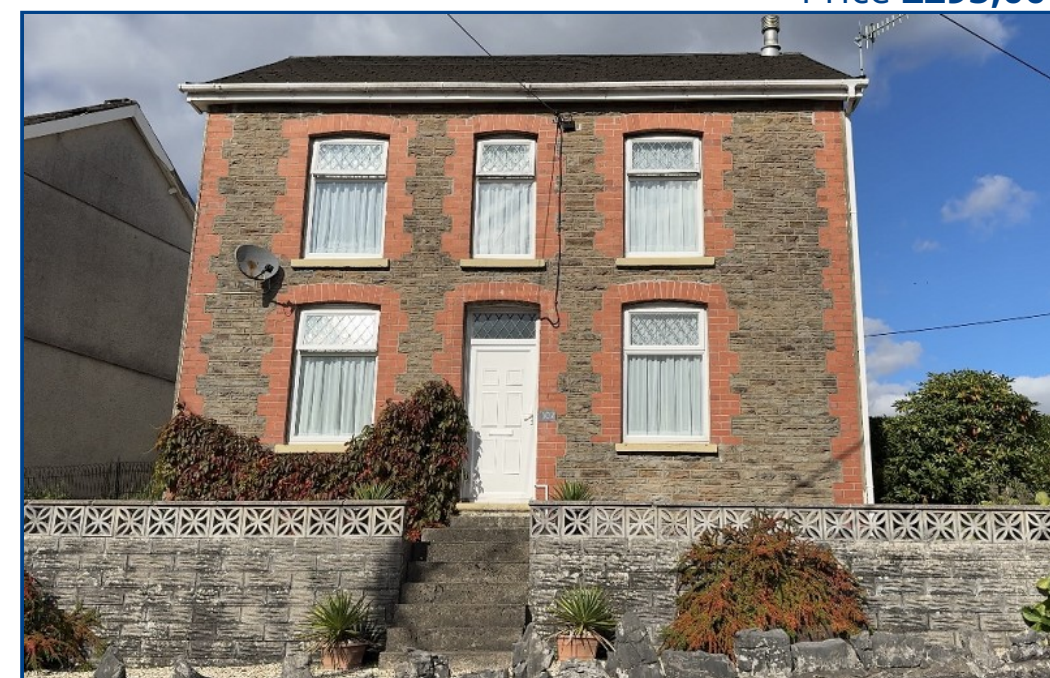
First Floor



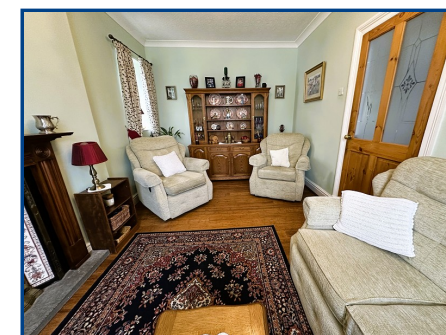
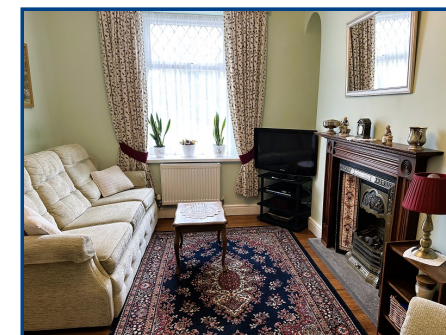
Please Note:- This plan is for illustrative purposes only and is NOT to scale.
Plan produced using PlanUp.

**Cwmpfil Road
Lower Cwmtwrch
Swansea.**

Price £295,000



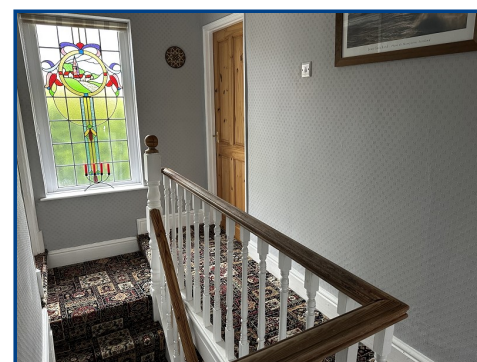
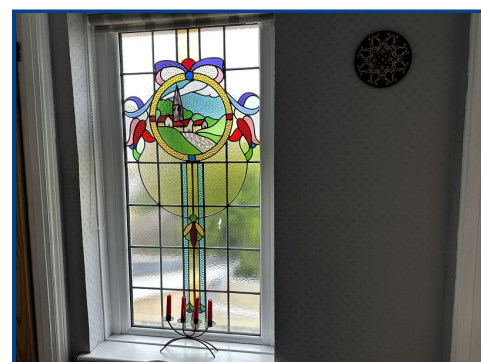
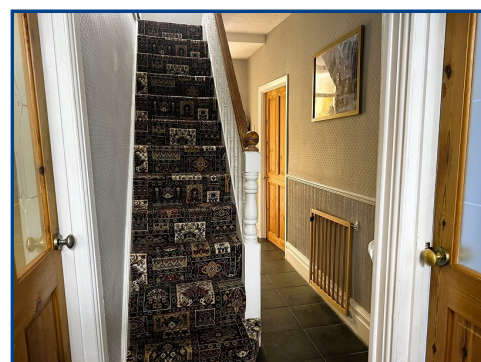
- TRADITIONAL FAMILY HOME
- 3 DOUBLE BEDROOMS
- BATHROOM & SHOWER ROOM
- AMPLE OFF ROAD PARKING & GARAGE
- MATURE ENCLOSED GARDEN WITH VIEWS
- POPULAR LOCATION



General Description

Traditional 3 bedroom detached family home set in a large corner plot with mature garden to rear and side. Property is in a slightly elevated position on Cwmpfil Road with views of the Varteg Mountain and Cwmtwrch. Ample Off road parking f and garage to rear side of the property with easy access into the garden. Lower Cwmtwrch is popular with family's due to its convenient location with a welsh speaking primary school in walking distance and Second primary school, Secondary School, Supermarkets and family friendly public houses serving food all within a 1.2 mile radius. Hallway, Lounge, Kitchen/Diner and utility to ground floor and 3 doubled bedrooms and family bathroom to first floor. Attached to the rear of the property is a convenient second utility area with plumbing for washing machine, Shower & sink.

EPC Rating: D55



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Property Description

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Entrance Hall

Enter via front door into hallway with stairs to first floor, under stairs storage cupboard and second entrance door into rear utility area. Tiled flooring.

Living Room (15' 11" x 10' 1") or (4.86m x 3.07m)

With window to front and side and bamboo wood flooring. Feature tiled fireplace.

Kitchen/ dining room (20' 10" x 10' 5" Max x 9' 1" Min) or (6.36m x 3.17m Max x 2.77m Min)

Fitted with a range of wall & base units to include integrated oven, dishwasher & 5 ring gas hob with extractor fan. Baxi gas boiler in wall cupboard. Cast iron gas fireplace. Tiled flooring.

Utility Room (8' 3" x 5' 8") or (2.52m x 1.73m)

With spacious wall cupobards to one end, space for fridge & freezer. Window into second utility area. Tiled flooring.

Rear Entrance porch/ Utility

With plumbing for washing machine and entrance door to garden and 2 windows to side. Tiled flooring.

Shower Room (9' 9" x 7' 1") or (2.96m x 2.16m)

With tiled shower cubicle, kitchen style sink unit with electric water heater & WC. Tiled flooring. window into rear area.

Landing

With feature stained glass window at top of stairs.

Bedroom 1 (14' 1" x 11' 3" Max x 7' 11" Min) or (4.29m x 3.43m Max x 2.41m Min)

Spacious double with 2 windows to front.

Bedroom 2 (11' 3" x 9' 9") or (3.42m x 2.97m)

Double room with window to front.

Bedroom 3 (9' 8" x 9' 9") or (2.94m x 2.97m)

Currently used as single but ample room for double bed with window to rear.

Family Bathroom (9' 9" x 9' 8") or (2.97m x 2.94m)

Fitted with a WC, Wash hand basin, panelled bath and walk-in double width shower cubicle. Part tiled walls & vinyl flooring.

External

Sitting on a good size corner plot with gardens to rear and side. With mature shrubs and

trees, paved patio areas, large lawns, greenhouse and vegetable beds. Garage to rear side with parking for 3 cars, attached to garage with access from garden is a storage shed. Access to the front of property is via a couple of steps to the side with path to front door. To the front of the property is an area laid to stone. Views from the garden and front of property over the Cwmtwrch valley and across to the Varteg Mountain.

Agents Note

New Roof on property approx 3 years ago comb boiler in kitchen cupboard installed approx 5 years ago front walls of property insulated & damp proofed approx 3 years ago

Services

Mains electricity, mains water, mains gas, mains drainage

Tenure

Freehold

Council Tax

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