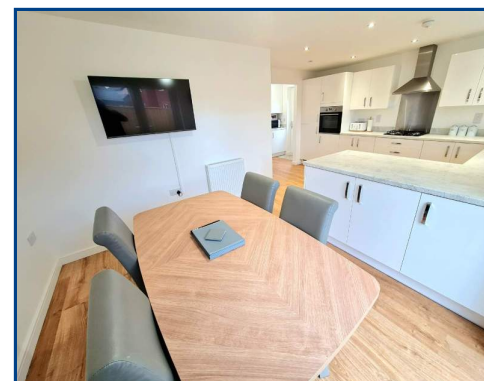
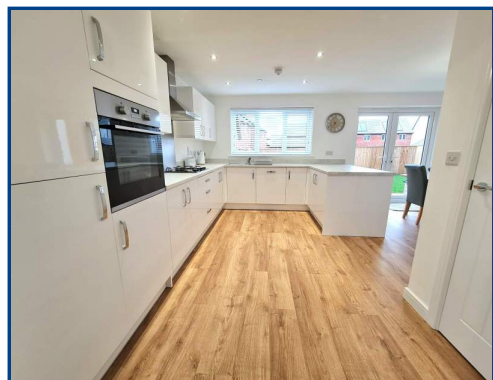
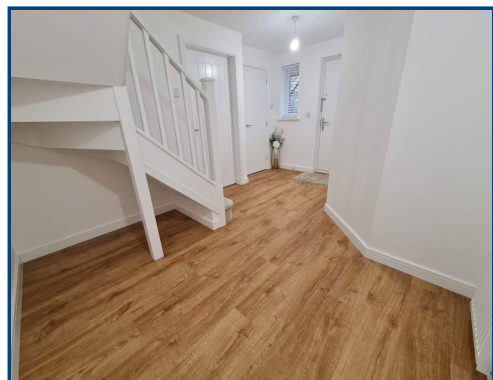
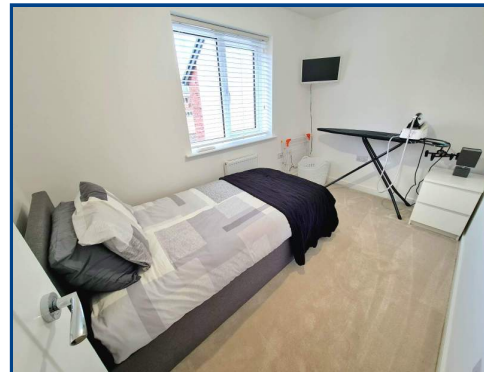
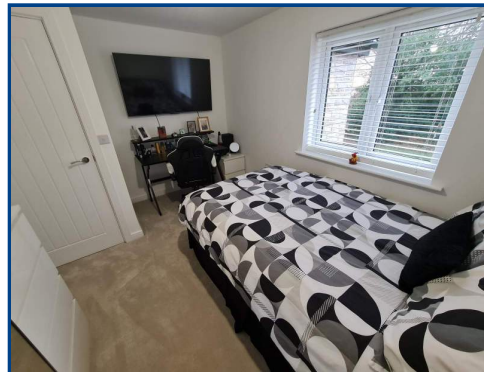
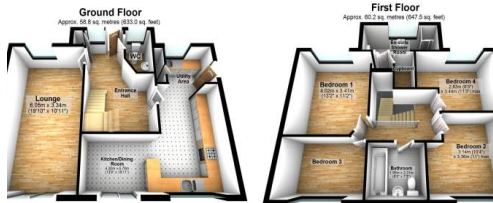
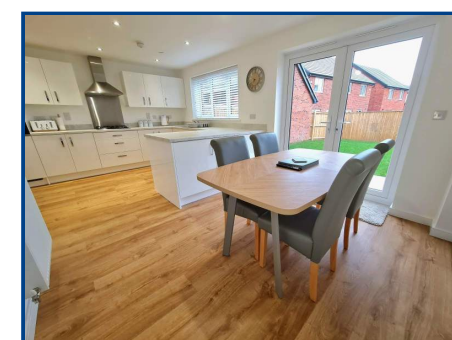
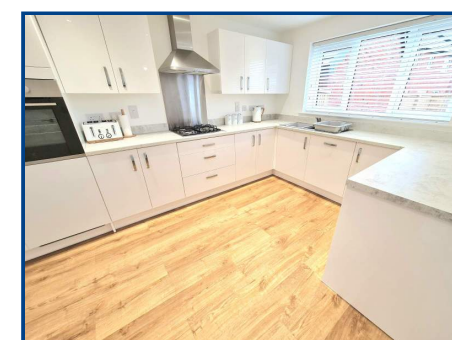




**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

Cilgant Meredith Penllergaer Swansea

Price **£429,995**



- Modern detached recently constructed family home
- Four bedrooms (master with ensuite shower room)
- Family bathroom * Ground floor WC
- Stylish open plan kitchen dining room * Utility Room
- Large driveway and detached garage
- Garden frontage and spacious enclosed rear garden
- Desirable modern new housing development
- Stone fronted with extra upgrades added
- Close to schools/J47 of M4
- Retail parks and Hospital a short drive away

General Description

A beautiful detached new build family home situated within the popular Parc Mawr modern housing development within Penllergaer, Swansea. This beautiful stone fronted home includes; large entrance hallway, WC, spacious lounge and stylish open plan kitchen dining room and utility room to ground floor. To the first floor are four bedrooms (master with ensuite shower room) and family bathroom. Externally the property has a large block paved driveway leading to a detached garage with good sized enclosed rear gardens. The property is situated close to local primary

EPC Rating: B

Viewing: **01792 475 332** Website: **www.ctf-uk.com** Email: **swansea@ctf-uk.com**

Important notice

Clee, Tompkinson & Francis, (CTF) their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate and no responsibility is taken for any error, omission, or miss-statement. The floor plan, text and photographs are for guidance and illustrative purposes only and are not necessarily comprehensive. 3: It should not be assumed that the property has all necessary planning, building regulation or other consents and CTF have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

Tel: **01792 475 332**

Email: **swansea@ctf-uk.com**

Web: **www.ctf-uk.com**

Cilgant Meredith, Penllergaer, Swansea.

Property Description

A beautiful detached new build family home situated within the popular Parc Mawr modern housing development within Penllergaer, Swansea. This beautiful stone fronted home includes; large entrance hallway, WC, spacious lounge and stylish open plan kitchen dining room and utility room to ground floor. To the first floor are four bedrooms (master with ensuite shower room) and family bathroom. Externally the property has a large block paved driveway leading to a detached garage with good sized enclosed rear gardens. The property is situated close to local primary school, J47 of the M4, with retail parks and Morriston Hospital a short drive away. The property benefits from many extras and finishes that you wont get buying off plan.

Ground Floor

Entrance Hall

Spacious entrance hallway which includes; Upvc double glazed composite door and two windows to front, Luxury Vinyl Tile flooring throughout, radiator, stairs to first floor.

W.C.

Upvc frosted double glazed window to front, fitted low level WC, pedestal wash hand basin, tiled splash backs, stylish tile effect vinyl flooring and radiator.

Lounge (19' 10" x 10' 11") or (6.05m x 3.34m)

Spacious and bright living space which includes; Upvc double glazed patio doors opening out onto rear garden, Upvc double glazed window to front, luxury carpets and two radiators.

Utility Room (6' 5" x 5' 7") or (1.96m x 1.69m)

Upvc double glazed window and composite door to side, fitted worktops, base and wall units with plumbing for washing machine, wall mounted gas boiler, further built in storage cupboard, radiator and Luxury vinyl tiled floor.

Kitchen/ dining room (18' 10.77" Max x 13' 9.35" Max) or (5.76m Max x 4.20m Max)

Stylish bright and airy living space which includes:

Kitchen area: Upvc double glazed window to rear, range of modern high gloss base and wall units with worktops, splash backs, integrated 50:50 fridge and freezer, stainless steel 4-ring gas hob with electric oven and extractor fan over, stainless steel sink unit and integrated dishwasher, breakfast bar, Luxury vinyl tile flooring and spotlighting.

Dining area; Upvc double glazed patio doors which open out onto the rear garden, Luxury vinyl tiled flooring and radiator.

Cilgant Meredith, Penllergaer, Swansea.

First Floor

Landing; spacious landing with loft access and radiator.

Bedroom 1 (11' 2" x 10' 6") or (3.41m x 3.21m)

Spacious master bedroom suite which includes; Upvc double glazed window to front, space for fitted wardrobes, airing cupboard housing modern hot water tank and temperature controls, radiator.

En-Suite Shower Room (12' 2" x 4' 8") or (3.72m x 1.41m)

Generously sized master ensuite shower room which includes; Upvc frosted double glazed window to front, double walk in shower with self closing glass screen, pedestal wash hand basin, concealed fitted low level WC, heated towel rail, spotlighting, extractor fan, tiled splash backs, stylish tile effect vinyl flooring.

Bedroom 2 (11' 0" x 10' 4") or (3.36m x 3.14m)

Upvc double glazed window to rear, space for fitted wardrobes and radiator.

Bedroom 3 (11' 0" x 7' 1") or (3.35m x 2.17m)

Upvc double glazed window to rear and radiator.

Bedroom 4 (12' 0" Max x 9' 3") or (3.65m Max x 2.82m)

Upvc double glazed window to front and radiator.

Bathroom (7' 3" x 6' 5") or (2.21m x 1.95m)

Well presented main family bathroom which includes; Frosted upvc double glazed window to rear, panelled bath with shower over, pedestal wash hand basin, concealed fitted low level WC, heated towel rail, extractor fan, spot lighting and stylish tile effect vinyl flooring.

External

To front; garden frontage laid mainly to lawn, paved pathways leading to large storm canopy. A spacious block paved driveway leads from front to side providing amply parking for a large family.

Garage (19' 11" x 10' 5") or (6.06m x 3.17m)

Good sized garage with up and over garage door and power.

Services

Mains electricity, mains water, mains gas, mains drainage

