



Church Gardens, offers over £260,000

- Spacious Living Area
- Large Corner Plot With Detached Garage
- Chance To Add Your Own Stamp
- Large Enclosed Rear Garden
- Sought After Location
- EPC Rating: D



 3  3  2



About the property

This charming detached house is currently listed for sale. The property is neutrally decorated throughout, offering a perfect canvas for the new owners to add their touch. The house boasts three well-proportioned master bedrooms. The first bedroom comes with the added luxury of an en-suite bathroom, providing a private sanctuary within the home.

The house has three reception rooms, one of which has direct access to the garden, perfect for alfresco dining or simply enjoying a morning coffee in the serene, south-facing garden. There is also a single kitchen, well-equipped and ready to cater to all your culinary needs.

The property's unique features make it an ideal home for families. There is ample parking space, along with a single garage, providing secure parking or additional storage. The garden is a significant highlight of this property, offering a beautiful barbecue area for those warm summer evenings.

The property's location is also a significant advantage. It is situated close to public transport links, making daily commuting a breeze. The vicinity to local schools makes it an excellent choice for families. Local amenities are accessible, ensuring all your daily needs are met. For those who enjoy outdoor activities, the nearby walking routes offer an excellent opportunity to explore the local area and beyond.

This property is a blend of comfort, convenience, and luxury, ready to welcome its new owners.



Accommodation

Dining Room

7' 4" x 6' 4" (2.24m x 1.93m)

9' 7" x 8' 2" (2.92m x 2.49m)

Kitchen

Ensuite

4' 1" x 6' 6" (1.24m x 1.98m)

16' 1" x 7' 5" (4.90m x 2.26m)

Lounge

15' 7" x 10' 1" (4.75m x 3.07m)

Conservatory

12' 4" x 9' 7" (3.76m x 2.92m)

W.C.

5' 5" x 2' 6" (1.65m x 0.76m)

Bathroom

10' 2" x 9' 8" (3.10m x 2.95m)

Bedroom 1

12' 6" x 8' 7" (3.81m x 2.62m)

Bedroom 2

10' 2" x 9' 8" (3.10m x 2.95m)

Bedroom 3

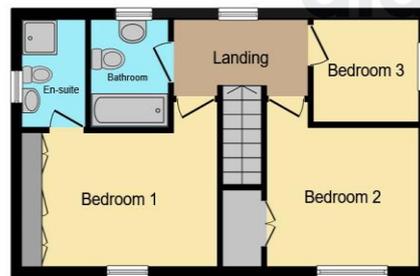
01792 641481

swansea@peteralan.co.uk

Floorplan



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let

