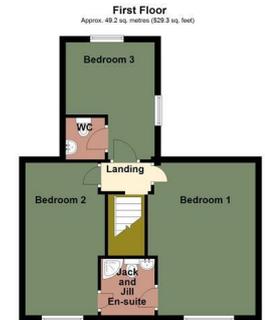
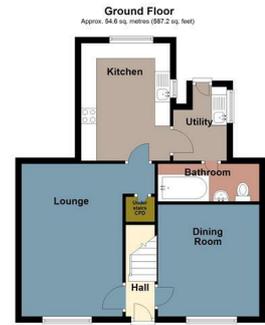
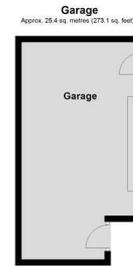


Parc Y Rhos 16 Graig Road, Swansea, SA8 4BA

 3
  2
  2

£295,950



Total area: approx. 120.1 sq. metres (1389.6 sq. feet)



Parc Y Rhos 16 Graig Road, Swansea, SA8 4BA

Beautifully presented, this impressive double-fronted detached family home has been comprehensively renovated to an exceptional standard, offering stylish, light-filled living throughout. Designed with both comfort and practicality in mind, the property boasts generous accommodation including two elegant reception rooms and three well-proportioned bedrooms. Bedrooms one and two are thoughtfully connected via a contemporary Jack and Jill bathroom, while bedroom three benefits from its own private WC, ideal for guests or growing families.

At the heart of the home is a sleek, modern kitchen complete with integrated appliances, complemented by a separate utility room which conveniently incorporates a full bathroom suite.

Externally, the property continues to impress with a detached garage featuring remote control doors, a driveway, and an open-plan front garden enjoying attractive, far-reaching views.

Offered with vacant possession, this outstanding home is ready to move straight into and must be viewed to be fully appreciated.

Coming soon



A traditional family home situated in a highly sought-after location.

Entrance hallway

Enter via Composite front door leading to hallway, with stairs to first floor and access to reception one and two.

Lounge

14'9 x 10'4

A light and airy room featuring a tiled fireplace with an attractive wooden beam over, a window to the front aspect, and a radiator.

Lounge

Dining room

10'9 x 10'1

With window to front and radiator.

Dining room

Kitchen

9'69 x 9'81

A modern, well-appointed fitted kitchen featuring stylish Country Cream fronted units and a range of integrated appliances, including a built-in oven and grill with extractor hood over, electric hob, and integrated fridge freezer. The kitchen is complemented by generous work surfaces and a sink with drainer and mixer tap. Doors provide access to the utility room and family bathroom, while windows to the side and rear aspects allow for an abundance of natural light. A radiator completes the space.

Kitchen

Kitchen

Utility room

8'10 x 5'88

Matching base units and work surfaces, with a sink drainer and mixer taps. The space is plumbed for a washing machine and features a stable-style door leading to the rear. There is a door leading to the bathroom and radiator.

Bathroom/WC

10'35 x 3'46

Modern suite with PVC cladding to walls and ceiling with spotlights, vanity wash hand basin and WC in unit, panel bath with mixer taps shower and shower screen, wall mounted towel rail.

First floor

Small landing area

Bedroom one

10;3 x 14'3 narrowing to 7'9

A well-proportioned double bedroom with a window to the front aspect enjoying lovely open views over the garden and beyond. The room benefits from direct access to a Jack & Jill en-suite and includes a radiator.

View from bedroom one and two

Bedroom one

Jack & Jill bathroom

8'3 x 5'6

Modern suite to include shower cubicle, vanity wash hand basin and WC, also door into bedroom two but also has its own entrance for privacy.

Bedroom two

146 x 7'8

Double room with window to front with views, radiator and door to the Jack & Jill ensuite, and radiator.

Bedroom two

Bedroom three

9'3 x 9'4 narrowing to 6'4

With window to rear and side, door to cloakroom and radiator.

Bedroom three

Cloakroom

With low level WC. wash hand basin.

Rear garden

Rear garden is edged with stone wall in parts, access to the garage and driveway.

Front garden

An excellent-sized front garden, offering an attractive and versatile outdoor space. Predominantly laid with patio, the garden provides a pleasant setting to the front of the property with ample room for seating or landscaping features. Well-positioned access is available to both sides of the garden, enhancing convenience and flow around the home.

Garden front

Storage room

Garage

Single garage with a new remote control door, power and light, two pvc doors to front and side of garage for other access.

Drone view

Services

Conservation Area : No

Flood Risk: River : Very low

Seas : Very low

Floor Area: 936 ft 2 / 87 m 2

Plot size: 0.13 acres

Mobile coverage: EE/ Vodafone/Three/O2

Broadband: Basic 12 Mbps/

Superfast: 80 Mbps

Ultrafast: 1800 Mbps

Satellite / Fibre TV Availability/ BT/ Sky

Council tax band

Local Authority

Neath Port Talbot

Council Tax Band: D

Annual Price: £2,441

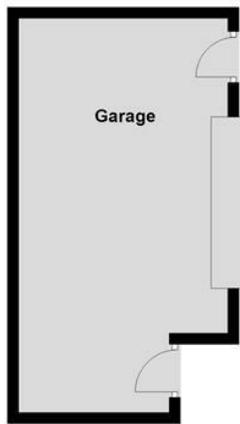
Agents notes

Section 21 of the Estate Agents act 1979 applies to this property.

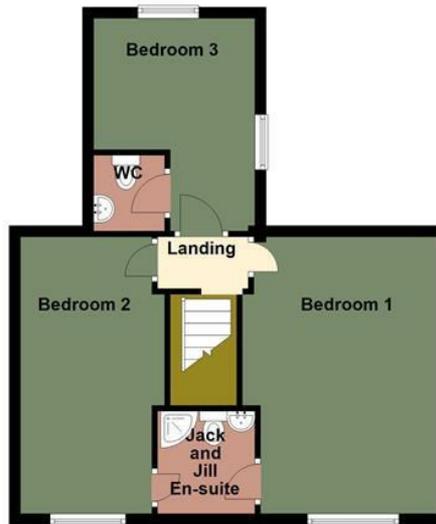
Ground Floor
Approx. 54.6 sq. metres (587.2 sq. feet)



Garage
Approx. 25.4 sq. metres (273.1 sq. feet)



First Floor
Approx. 49.2 sq. metres (529.3 sq. feet)



Total area: approx. 129.1 sq. metres (1389.6 sq. feet)



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 	