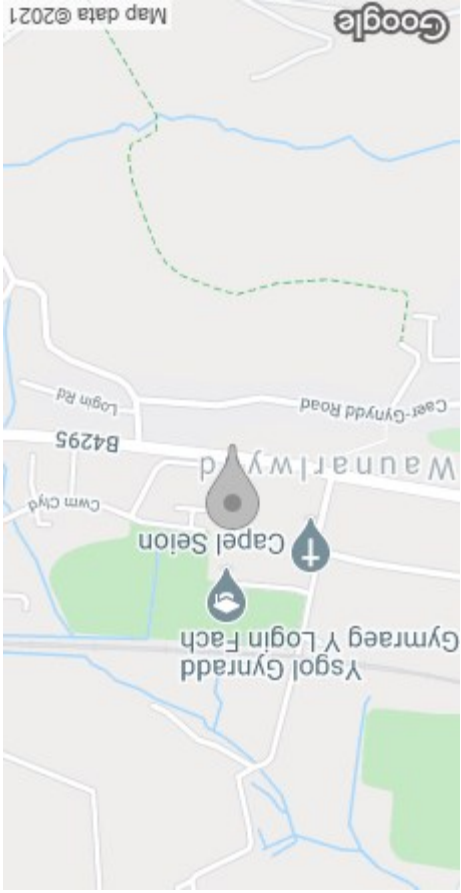


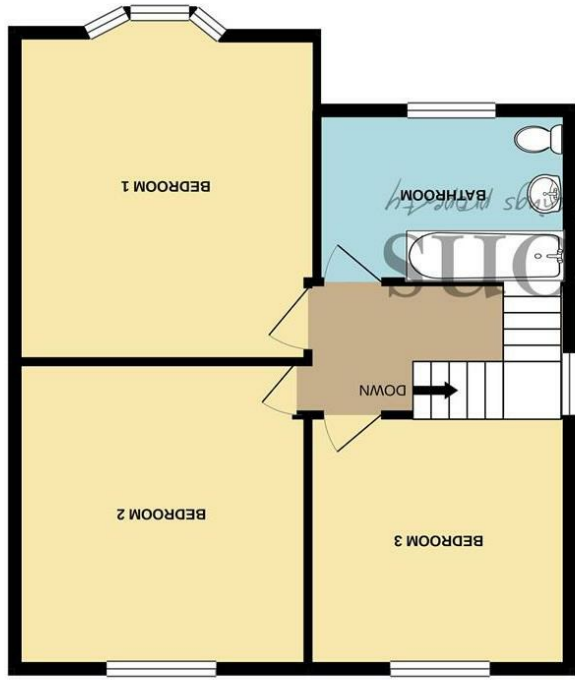
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

EPC



AREA MAP



FLOOR PLAN



41 Swansea Road  
 Waunarlwydd, Swansea, SA5 4TQ  
 £189,950





## GENERAL INFORMATION

A detached family home with many original features, situated in the popular village of Waunarlwydd. Ideally set to take advantage of local amenities and great road links to Swansea, Llanelli and Gower. The property comprises: porch, hallway, lounge, dining room, kitchen, three bedrooms and family bathroom. Front and generous size rear gardens with driveway parking for several vehicles. Outbuilding and playhouse. Gas central heating and double glazed throughout. Internal viewing is highly recommended. EPC-D

## FULL DESCRIPTION

### Ground Floor

#### Entrance Porch

The property is entered via double glazed double doors with full height windows to either side. Further double glazed window to the side. Original stained glass panel door and window into:

#### Hallway

Double glazed long glass window to the side. Stairs leading up to the first floor landing with under stairs storage shelving. Radiator. Original hardwood flooring. Doors into the dining room and kitchen. Door into:

#### Lounge

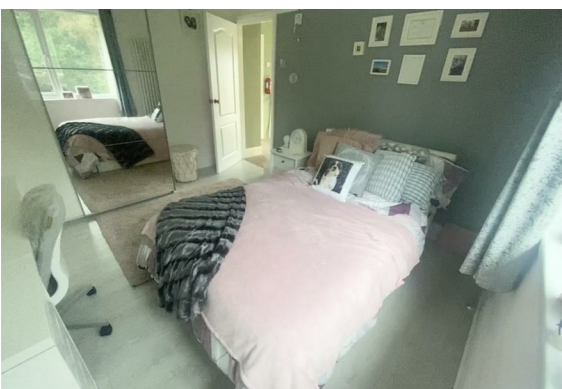
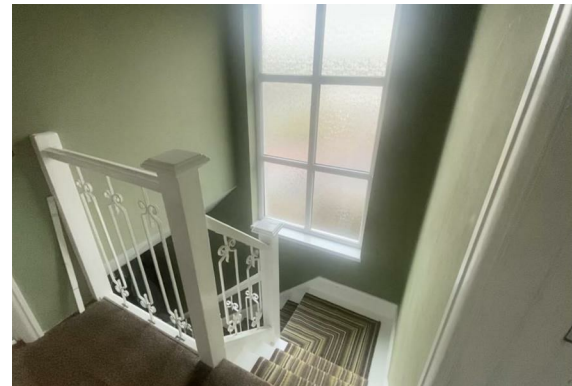
12'5" x 11'9" (3.8 x 3.6)

Double glazed bay window to the front. Original feature fireplace. Two radiators. Original hardwood flooring.

#### Dining Room

12'1" x 10'9" (3.7 x 3.3)

Double glazed sliding doors leading out onto the rear garden. Radiator. Wood effect flooring.



### Kitchen

12'5" x 9'10" (3.8 x 3)

Well fitted with a range of wall and base units with complementary work surface incorporating one and a half bowl stainless steel sink unit with drainer and modern style mixer tap. Space for an electric oven with stainless steel extractor hood over. Plumbed for a washing machine. Space for a fridge freezer. Ceramic tiled flooring. Double glazed window to the side. Glass panel internal door into:

### Rear Porch/Utility Area

Two double glazed windows and double glazed door to the rear. Currently used for recycling and housing a tumble dryer.

### First Floor

#### Landing

Loft access hatch. Doors to the three bedrooms and the bathroom.

#### Bedroom One

15'1" x 11'9" (4.6 x 3.6)

Double glazed bay window to the front. Original picture rail. Radiator. Wood effect flooring.

#### Bedroom Two

12'1" x 10'5" (3.7 x 3.2)

Double glazed window to the rear. Original picture rail. Radiator. Wood effect flooring.

#### Bedroom Three

10'2" x 8'10" (3.1 x 2.7)

Double glazed window to the rear. Original picture rail. Radiator. Door into airing cupboard housing combi boiler.

### Bathroom

Four piece suite comprising close coupled WC, wall mounted wash hand basin, corner shower cubicle and panelled bath. Chrome ladder style heated towel rail. Fully tiled walls. Ceiling spotlights. Double glazed window to the front.

### Externally

#### Front

A garden laid to lawn with a driveway providing parking for several vehicles and steps leading up to the entrance porch.

#### Rear

Paved seating area adjacent to the property with an attractive wooden pergola, leading to a lawned area. A pathway leads to the rear of the garden with steps up to a tiered area planted with mature trees and shrubs. A Summer House is housed on a raised base with power and seating area. A further two doors into a generous sized outbuilding. Half is used for storage and the other section (4.5m x 2.7m) is utilized as a teenager room and comprises: double glazed windows to the front and side, work surface with stainless steel sink and space for a low level fridge below. A door gives access to a WC housing a close coupled WC. This is an ideal entertaining space or home office/gym.

