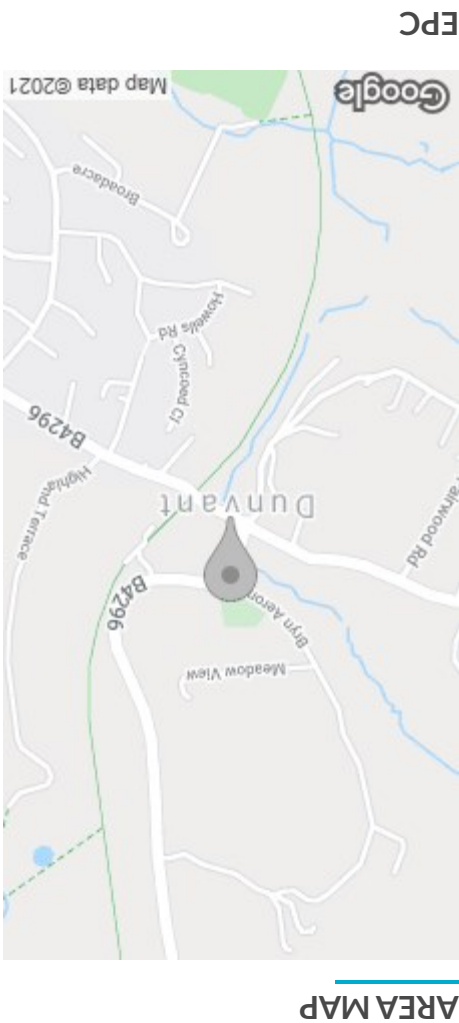


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GENERAL INFORMATION

A four bedroom mid terraced townhouse set in the popular location of Dunvant. The property is deceptively spacious and briefly comprises to the ground floor: entrance hallway, two bedrooms and a cosy sitting room. The open plan lower ground floor benefits from a kitchen/diner/lounge, cloakroom and utility space. To the first floor is a family bathroom and the master bedroom. A spiral staircase leads up from the first floor landing to a further bedroom which is currently used as a craft room. Externally to the front is off road parking and to the rear a good sized decked sit out area which steps down to a level garden which is laid to lawn with mature trees and shrubs and boasts its own workshop. EPC-E

FULL DESCRIPTION

Ground Floor

Hallway

The property is entered via a hardwood door with decorative glass panel and obscure glass panel window above. Stairs to the first floor and the lower ground floor. Radiator. Wood effect flooring. Open through to:

Sitting Room

13'9" x 12'5" (4.2 x 3.8)

A cosy living space with door into a storage cupboard and shelving. Space for an electric fire. Radiator. Door into study/bedroom four. Door into:

Bedroom Three

12'9" x 11'1" (3.9 x 3.4)

UPVC double glazed window to the rear with views over the garden. Radiator.

Study/Bedroom Four

11'1" x 10'2" (3.4 x 3.1)

UPVC double glazed bay window to the front. Radiator. Open through to:

Lower Ground Floor

Open Plan Lounge/Kitchen/Dining Room

Lounge

10'9" x 9'10" (3.3 x 3.0)

Sliding patio doors to the rear. Door into storage cupboard. Feature fireplace with a tiled hearth housing an electric fire. Radiator. Wood effect flooring.



Kitchen

15'5" x 12'1" (4.7 x 3.7)

Fitted with a range of wall, base and drawer units with complementary work surface incorporating sink unit with mixer tap. Space for cooker with extractor fan above. Under counter fridge freezer. Radiator. Tiled flooring. Door into utility space and cloakroom.

Dining Area

13'1" x 10'9" (4.0 x 3.3)

Wood effect flooring. Radiator. Space for a dining table and chairs.

Utility Space

This area is not currently in use but could be converted into a useful utility room.

Cloakroom

8'10" x 5'6" (2.7 x 1.7)

Two piece suite comprising low level WC and pedestal wash hand basin. Space for a washing machine and tumble dryer. Tiled flooring.

First Floor

Landing

UPVC double glazed window to the rear. Spiral staircase leading up to bedroom two. Doors into the master bedroom and the bathroom.

Bathroom

9'10" x 8'2" (3.0 x 2.5)

Four piece suite comprising slow level WC, pedestal wash hand basin, step in shower cubicle and bath. Doors into storage cupboard. Radiator. Heated towel rail. Partly tiled walls. Original exposed floorboards. UPVC double glazed obscure glass window to the rear.

Master Bedroom

13'5" x 10'5" (4.1 x 3.2)

UPVC double glazed window to the front with views over the park. Radiator. Exposed floorboards.

Second Floor

Bedroom Two

15'8" x 9'10" (4.8 x 3.0)

Accessed via a spiral staircase from the first floor landing and currently used as a craft room. UPVC double glazed dormer window to the front with views of the park. Two under eaves storage cupboards. Radiator.

Externally

Front

Off road parking for one car.

Rear

A good sized garden with a decked sit out area and steps leading down to a level lawn with mature trees and shrubs and a workshop, which has power and lighting. There is pedestrian right of way across the rear of the adjacent property.

