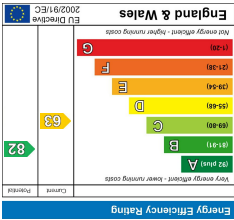
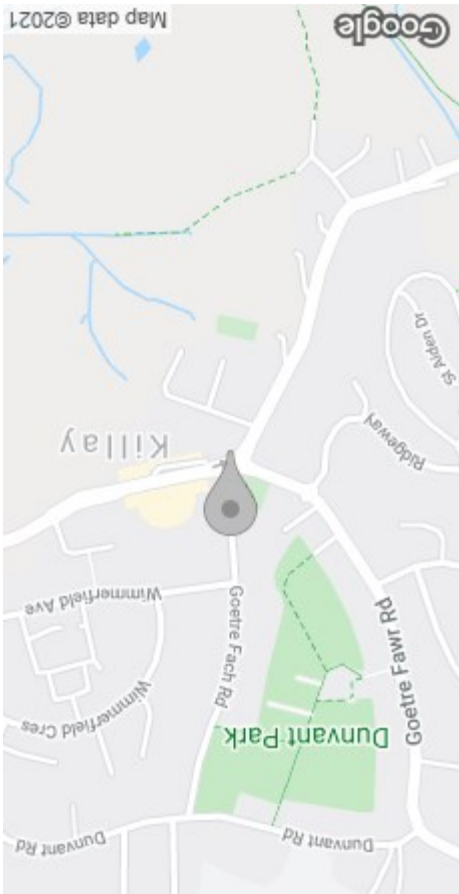


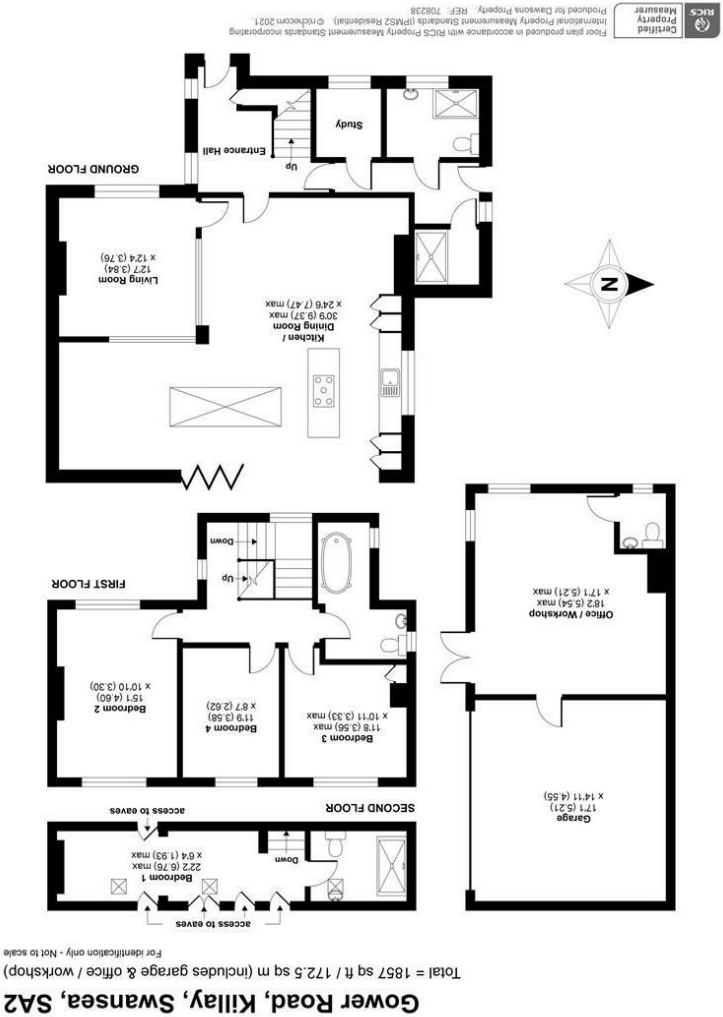
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EPC



AREA MAP



FLOOR PLAN



GENERAL INFORMATION

We are delighted to bring to market this detached family home that has been sympathetically and extensively modernised to a high standard throughout by the current owners. Ideally set in private gardens close to all the local amenities Killay has to offer. "Fairways" is situated within the Olchfa School Catchment and the accommodation comprises: entrance hallway, study, shower room, utility room, open plan living area/dining area/kitchen with safety glazed feature walls separating a further living room. The four bedrooms are split over the top two floors, together with family bathroom and ensuite. The property enjoys many features such as bi-folding doors, roof lantern, glazed walls, multifuel burner, parquet flooring, under floor heating, open plan family space, mezzanine level, oversized feature windows etc. Large outbuilding split into workshop/garage and further room, ideal for home gym or office, etc. There is parking for several cars via a driveway. Early viewing is a must as quick sale is anticipated. EPC-D

FULL DESCRIPTION

Ground Floor Entrance Hallway

Via composite double glazed door. The entrance hallway gives the first impression of the quality this house offers. Double glazed window to the side. Radiator. Attractive internal stained glass window. Stairs to first floor with door to generous storage cupboard beneath. Original parquet flooring. Door to internal hallway. Door into:

Family Living Area
30'8" max x 24'6" max (9.37 max x 7.47 max)

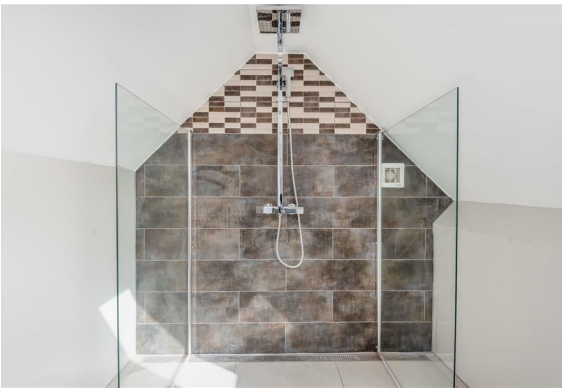
A wonderfully light and airy open plan space with large double glazed folding doors to the rear and a double glazed roof lantern pouring light into the room. The areas are well thought out and split into kitchen, dining area and seating area with attractive toughened glass feature walls separating and creating a further sitting room. The floors are partly laid in parquet flooring with attractive tiled edging, leading to an area with large Spanish polished concrete effect ceramic tiles with underfloor heating.

Kitchen

Main central island incorporating Neff electric induction hob and stainless steel extractor hood. Granite work surface over a range of base units with inset stainless steel sink with mixer tap. Integral stainless steel oven with microwave and grill, plus a second stainless steel eye level oven. Double glazed window to side.

Living Room
12'7" x 12'4" (3.84 x 3.76)

Double glazed window to front. Multi fuel burner with attractive tiled surround and hearth. Parquet flooring.



Internal Hallway

Double glazed door and window to side. Doors into play room, shower room and utility room. Attractive ceramic tiled flooring. Wood wall panelling to dado rail height.

Study

Double glazed window to front. Radiator.

Shower Room

Wall mounted wash hand basin. Open shower cubicle with waterfall shower head. Low level WC. Chrome towel warmer. Ceramic tiles continued from hallway. Double glazed window to side.

Utility Room

Plumbed for washing machine and tumble dryer. Work surface with open storage space beneath. Curtain concealing boiler, water tank and pipework. Tiled flooring continued from hallway.

First Floor Landing

Double glazed window to side. Oversized feature window to front which throws light throughout this area. Radiator. Doors to all rooms. Stairs leading to attic level.

Bedroom Two
15'1" x 10'9" (4.60 x 3.30)

Double glazed window to front offering views over the gardens. Double glazed window to rear. Two radiators.

Bedroom Three
11'8" max x 10'11" max (3.56 max x 3.33 max)

Double glazed window to rear. Radiator.

Bedroom Four
11'8" x 8'7" (3.58 x 2.62)

Double glazed window to rear. Radiator. Door to storage cupboard with shelving.

Family Bathroom

Free standing roll top bath. Pedestal wash hand basin. Low level WC. Traditional style radiator with towel rail. Modern wall and floor tiles. Two double glazed windows to side.

Attic Floor Landing

Double glazed window to front. Doors to built in storage cupboards in loft area. Gated access to small mezzanine sitting area. Door into:

Bedroom One
22'2" max x 6'3" max (6.76 max x 1.93 max)

Two Velux windows to rear offering views towards the fairways of Clyneged Golf Club in the distance. Radiator. Doors to storage in the eaves.

Ensuite

Low level WC. Open shower area with glass panels and rainfall shower head. Wall mounted wash hand basin. Extractor fan. Radiator. Walls are part tiled. Ceramic tiled flooring. Velux window to rear.

Externally

Pedestrian access via stepped pathway and gate to front. Pathway leads to front door. The garden is mainly laid to lawn surrounded by mature shrubs and trees. Pea-gravelled pathway around property. Area to side of property houses a border with tree and leads on to side access to rear garden. This comprises a raised decked area with attractive balustrade and modern design infill. Access to side via decking and further pea-gravelled pathway. Steps to a raised lawn area with a hard standing housing a garden shed. A gently sloping pathway leads to the driveway providing parking for several vehicles and a turning spot. The driveway is accessed from the rear of the property via a gated entrance.

Outbuilding
35'3" max x 32'0" max (10.75 max x 9.76 max)

Workshop/double garage with roller doors. Double glazed internal door into a large room with rubber flooring. Double glazed window and door to front and window to side. Door to WC with double glazed window to side and housing low level WC and pedestal wash hand basin. Having plastered walls and ceiling, this could make an ideal gym, office or overspill living space to create a granny annex, subject to planning regulations.

