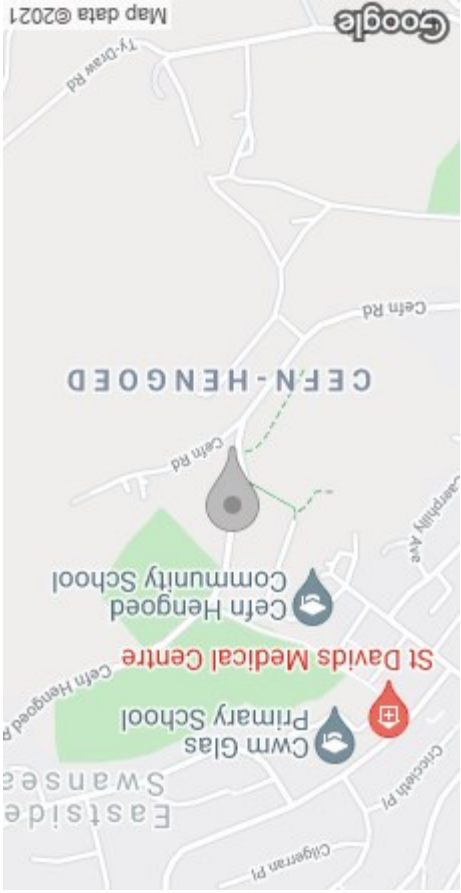
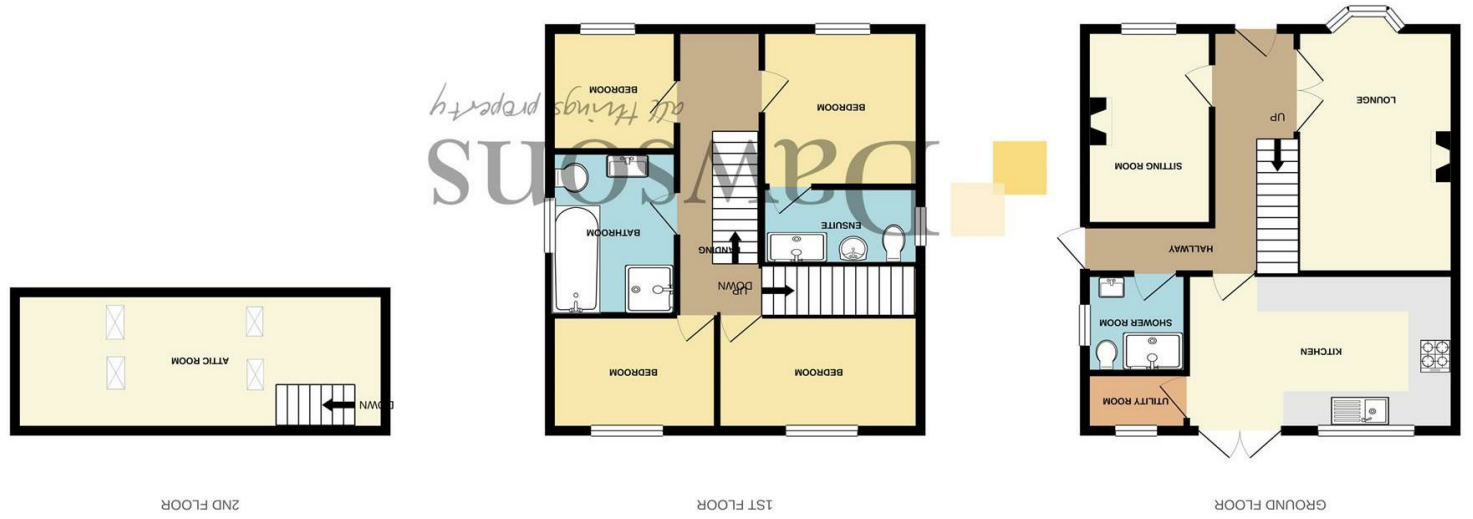


EPC

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.



AREA MAP



FLOOR PLAN

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, 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. Made with hertopix ©2021



177 Cefn Road
 Bonymaen, Swansea, SA1 7JE
 £395,000



GENERAL INFORMATION

A unique opportunity to purchase this three storey four double bedroom detached family home, two reception rooms, attic room, ample parking and garage, further double garage with planning permission to convert to ancillary living accommodation (planning number - 2017/0669/FUL). Externally there is a large and side gardens. Viewing is essential to fully appreciate what the property offers. EPC - C.

FULL DESCRIPTION

HALLWAY

Entered via entrance door. Stairs to first floor. Radiator. Under stair storage. Wooden flooring. Doors leading into:

LOUNGE

19'7 x 11'6 (5.97m x 3.51m)

Decorative coving. Double glazed window to front. Gas fireplace with feature surround. Radiator.

SITTING ROOM

16'5 x 10'5 (5.00m x 3.18m)

Decorative coving. Double glazed window to front. Electric fireplace with feature surround. Radiator.

KITCHEN

20'2 x 13'1 (6.15m x 3.99m)

Double glazed window to rear. Double glazed french doors to rear. Fitted kitchen with a range of base and wall units with complimentary work surfaces. Integrated fridge. Integrated dishwasher. One and a half sink with drainer. Integrated double oven. Four ring gas hob with extractor over. Radiator. Tiled flooring.

UTILITY ROOM

Double glazed window to rear. Wall mounted gas combi boiler. Sink with drainer. Space for fridge/freezer. Tiled flooring.



INNER PORCH

Double glazed door to side. Laminate flooring. Door leading into:

SHOWER ROOM

7'10 x 6'7 (2.39m x 2.01m)

Double glazed obscured glass window to side. Respetex shower room. Three piece suite comprising of a double shower cubicle. Low level wc. Wash hand basin over vanity unit. Radiator. Laminate flooring.

FIRST FLOOR

LANDING

Double glazed window to front. Radiator. Stairs leading to attic.

BEDROOM 1

14'4 x 11'7 max (4.37m x 3.53m max)

Double glazed window to front. Fitted wardrobes. Radiator. Wood effect flooring.

ENSUITE

11'6 x 5' (3.51m x 1.52m)

Double glazed frosted window to side. Partly tiled. Three piece suite comprising of a shower cubicle. Wash hand basin over vanity unit. Low level wc. Radiator.

BEDROOM 2

14'9 x 9'9 (4.50m x 2.97m)

Double glazed window to rear. Fitted wardrobes. Radiator. Wood effect flooring.

BEDROOM 3

13'6 x 9'9 (4.11m x 2.97m)

Double glazed window to rear. Fitted wardrobes. Radiator.

BEDROOM 4

10'5 x 9'7 (3.18m x 2.92m)

Double glazed window to front. Fitted wardrobes. Radiator.

FAMILY BATHROOM

10'3 x 9'4 (3.12m x 2.84m)

Double glazed obscured glass window to side. Respetex. Four piece suite comprising of a double shower cubicle. Fully panelled bath. Wash hand basin over vanity unit. Low level WC. Heated towel rail. Vinyl flooring.

SECOND FLOOR

ATTIC ROOM

25'8 x 14'5 (7.82m x 4.39m)

Four velux windows. Fitted wardrobes. Eaves storage.

EXTERNAL

FRONT

Area laid to lawn. Water feature. Driveway for several vehicles. Detached single garage with power and water. Side access to rear.

REAR

Fully enclosed rear garden. Area laid to lawn. Mature shrubs. Large patio area suitable for alfresco dining. Large detached double story garage with planning to convert to ancillary living accommodation (planning number - 2017/0669/FUL).

