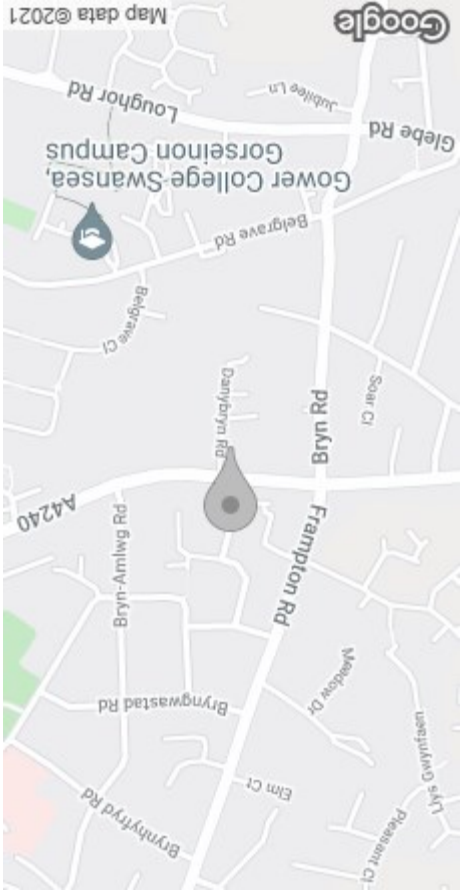


EPC



AREA MAP

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.

These plans have been made to ensure the accuracy of the layout contained here. Measurements are to the outside of the walls and are not intended to be used as a guide. The vendor, agent and appraiser accept no liability for any errors or omissions, errors and any other errors are agreed and no responsibility is taken for any errors or omissions. They are to be used as a guide only and are not intended to be used as a guide.



FLOOR PLAN



4 Danybryn Road
 Gorseinon, Swansea, SA4 4PB
 Offers Over £175,000



GENERAL INFORMATION

OFFERS OVER - Introducing to the market this highly appealing, semi-detached home. The current vendors have undergone a full programme of modernisation throughout to create a highly impressive property steeped in quality and great internal appeal. The property comes ready for immediate occupation and comes highly recommended for an internal inspection to appreciate the standard of accommodation on offer. Being located in a cul de sac location, the modern style accommodation comprises, at ground floor level, entrance hallway, lounge, open plan kitchen / family area, laundry area and bathroom. The first floor landing leads to the three bedrooms and bathroom. Externally, the property has side access to the rear garden which is made up of a decorative paved patio area and an artificial grass area. A real gem is situated at the bottom of the garden by way of a workshop/garden store and a 'Man Cave' which offers the perfect space to entertain and socialise. Freehold. EPC-D

FULL DESCRIPTION

Entrance

Enter via door into:

Hallway

Plain plastered spotlight ceiling. Radiator. Decorative tiled flooring. Stairs to first floor landing. Glass panel doors providing access to the kitchen and lounge.

Lounge

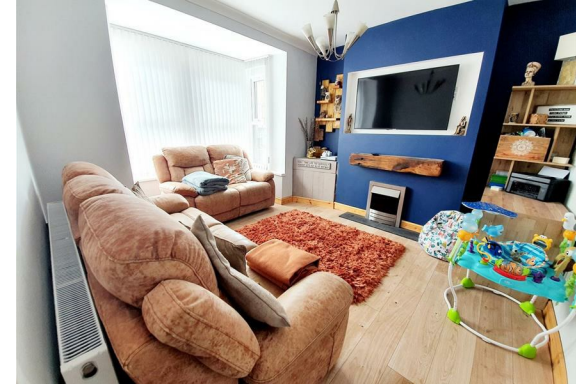
14'3" into bay x 12'2" max (4.35m into bay x 3.72m max)

UPVC double glazed box window to front. Radiator. Electric fireplace with beam above and a recessed space for a television. Wood effect flooring.

Open Plan Kitchen and Family Room

Kitchen

A modern fitted kitchen showcasing an arrangement of grey gloss storage units and base units with pull out drawers and complementary work surface over inset one and a half bowl sink and drainer. 5 ring 'AEG' induction hob with chimney style extractor over. Integrated 'Zanussi' microwave and integrated 'Zunnusi' oven and grill. Integrated 'AEG' dishwasher. Island with built under storage units and pull out drawers. Space for a freestanding fridge freezer. Wall mounted radiator. Partly tiled walls. Tiled flooring. Double doors providing access to the rear garden. UPVC double glazed window to sides. Archway into:



Utility

Fitted with a base unit with complementary work surface over. Plumbed for a washing machine and tumble dryer. Partly tiled walls. Tiled flooring.

Family Area

Architectural style radiator. Space for a dining table and sofa. Door to the under stair storage.

Bathroom

Three piece suite comprising ex. wash hand basin set upon a vanity unit with mixer tap over and panelled bath with shower over and glass side screen. Partly tiled walls. Wall mounted heated towel rail. Tiled flooring. UPVC double glazed obscure window to rear.

First Floor

Landing

UPVC double glazed window to side. Doors providing access to the bathroom, airing cupboard and three bedrooms.

Bathroom

Three piece suite comprising W.C., full pedestal wash hand basin and panelled bath with shower over and glass side screen. Wall mounted heated girls rail. Vinyl flooring. UPVC double glazed obscure window to side.

Bedroom 1

11'5" x 10'9" (3.49m x 3.30m)

UPVC double glazed window to front. Radiator. Fitted carpet.

Bedroom 2

9'8" x 9'0" (2.95m x 2.75m)

UPVC double glazed window to front. Radiator. Fitted carpet.

Bedroom 3

9'6" x 9'8" (2.91m x 2.95m)

UPVC double glazed window to rear. Radiator. Fitted carpet.

External

'The Man Cave'

17'1" x 9'11" (5.21 x 3.03)

UPVC double glazed window to front. Wood Flooring.

Front

The property is approached via a paved pathway to the front door. Side access to the rear garden.

Rear

The rear garden has a decorative paved area with a paved pathway leading to the outbuilding with a parallel artificial grass area.

