



Neath Road, Rhos

Swansea, SA8 3EH

Offers in the region of £350,000



Three bedroom detached family home with lounge, kitchen/breakfast room, dining room, utility, cloakroom, first floor family bathroom, driveway, garage and a good size garden ideal for a family, benefits from being South facing with outstanding mountain side views. Viewing recommended to appreciate.



Ground Floor

Entrance Hallway

Modern double glazed door to front with full height side windows. Tiled floor to the porch area. Laminate flooring to the remainder of the hallway with turned staircase to first floor. Small under stairs storage cupboard. Built-in double width storage cupboard ideal for coats/shoes with spot lighting and tiled floor. Two radiators. Further Upvc double glazed window to the front.

Cloakroom

White two piece suite comprising low level wc and vanity wash hand basin unit. Radiator. Tiled floor. Upvc double glazed window to front.

Lounge 17'6 x 10'10

Double width opening from hallway. Upvc double glazed window to front. Radiator. Feature ornate fireplace.

Kitchen/Breakfast Room 21'8 x 9'2 max (7'5 min)

Fitted with a range of modern wall and base units incorporating stainless steel one and a half bowl sink unit with mixer tap over. Breakfast bar. Built-in electric oven with ceramic hob and extractor chimney over. Laminate flooring. Two Upvc double glazed windows to rear with mountain top views. Radiator. Spot lighting.

Dining Room 12'9 x 11'3

Upvc double glazed French doors with tall side windows that open out onto the paved balcony area which leads down a few steps to the garden. Radiator. Laminate flooring. Spot lighting.

Utility Room 11'3 x 4'0

Tall larder cupboard and worktop space with under counter areas to accommodate a washing machine, tumble dryer and further appliance. Radiator. Tiled floor. Extractor fan.

First Floor

Landing

Upvc double glazed window to side. Loft accessed via pull down ladder. The loft benefits from being boarded for storage and has lighting.

Bedroom One 12'1 x 11'0

Upvc double glazed window to rear with panoramic mountain top views. Radiator.

Bedroom Two 11'2 x 8'10

Upvc double glazed window to front. Radiator.

Bedroom Three 10'0 max x 9'7 max (L shaped)

Upvc double glazed window to rear with panoramic mountain top views. Radiator.

Bathroom 10'0 x 5'3

Modern three piece suite comprising low level wc, vanity wash hand basin and bath with plumbed in chrome shower over. Shower screen. Tiled floor and splash back tiling to walls. Radiator. Upvc double glazed frosted window to front.

Gardens

Lawned front garden with trees and shrubs to the frontage and side. Side gated access leading to a good size enclosed garden. The rear garden is mainly laid to lawn with mature trees/bushes to borders and a good size patio area. There are a few steps to the garden via the balcony area accessed off the dining room. External water tap. Outstanding mountain top views and enjoys a South facing private aspect.

Parking

Driveway to front leading to the garage which benefits from an electric door, power and lighting.

General Information

Tenure: Freehold

Council Tax: Band D

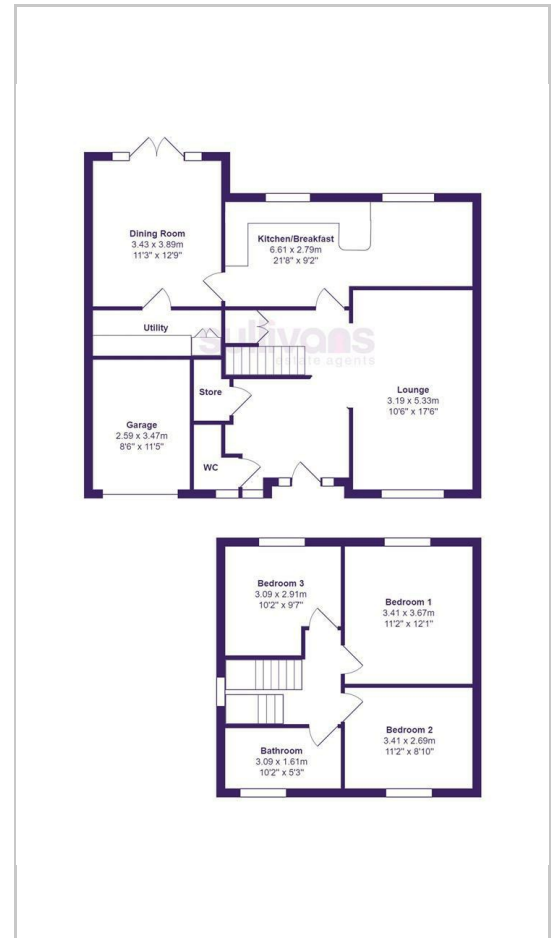
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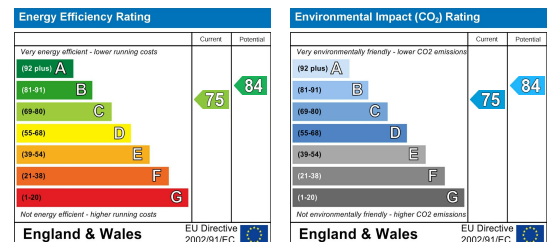
Area Map



Floor Plans



Energy Efficiency Graph



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