



Lone Road

Swansea, SA6 5HU

Offers over £280,000



Traditional stone fronted detached family home which has been sympathetically updated throughout. Three bedrooms and cloakroom to the first floor with two receptions, Sigma 3 fully fitted kitchen and modern bathroom to the ground floor. Gas combination heating and Upvc double glazed. Block paved drive for three cars and a good size rear garden which offers further potential. Garage/Workshop offers ample external storage space. Viewing recommended to appreciate quality of workmanship and location.



Ground Floor

Entrance Hall

Entered via modern double glazed composite door. Stairs to the first floor. Laminate flooring.

Lounge 16'6 x 10'3

Upvc double glazed window to front. Upvc double glazed sliding patio door to rear. Double radiator. Laminate flooring. Wall mounted modern electric feature fire.

Inner Hall

Under stairs storage cupboard. Walk-in pantry / storage room with lighting.

Dining/Sitting Room 11'3 x 10'8

Upvc double glazed window to front. Double radiator. Utility cupboard housing the gas meter. Laminate flooring.

Kitchen 13'5 x 7'2

Sigma 3 fitted kitchen finished in high gloss grey incorporating stainless steel sink and drainer. Integrated washing machine, dishwasher and fridge/freezer. Built in Neff electric fan assisted oven, Neff microwave/convection oven and an induction hob with stainless steel splash back and extractor chimney over. Gas combination boiler in cabinet. LED spot lighting. Laminate flooring. Upvc double glazed door to side. Upvc double glazed window to rear.

Bathroom 7'2 x 5'7

Modern white three piece suite comprising concealed low level wc with vanity wash hand basin unit and bath with plumbed in chrome shower over. Modesty folding shower screen. Laminate flooring. Chrome heated towel rail. Upvc double glazed frosted window to side. Spot lighting and extractor fan.

First Floor

Landing

Upvc double glazed window to rear enjoys views towards woodlands. Radiator. Loft access.

Bedroom One 14'1 max x 8'9 max

Two Upvc double glazed windows to front. Double radiator. Built in double door wardrobe.

Bedroom Two 11'11 max x 9'0

Upvc double glazed window to front. Double radiator. Built in double door wardrobe.

Bedroom Three 8'1 x 7'5

Upvc double glazed window to rear with views towards woodlands. Double radiator.

Cloakroom 5'7 x 4'6

Modern white suite comprising concealed low level wc and vanity wash hand basin unit. Laminate flooring. Heated towel rail.

External

To the front of the property there is a brick paved driveway which can accommodate up to three vehicles off the road. Side gated access to the rear garden.

Natural stone patio area off the lounge and kitchen with a few steps down to a good size garden. The garden is mainly laid to lawn with concrete area and garage/workshop. External tap.

General Information

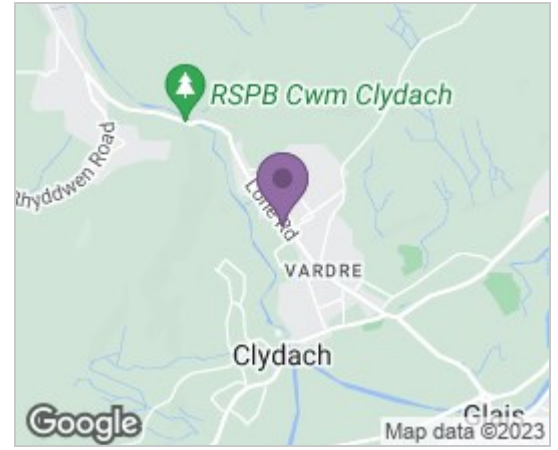
Tenure: Freehold

Council Tax: Band C

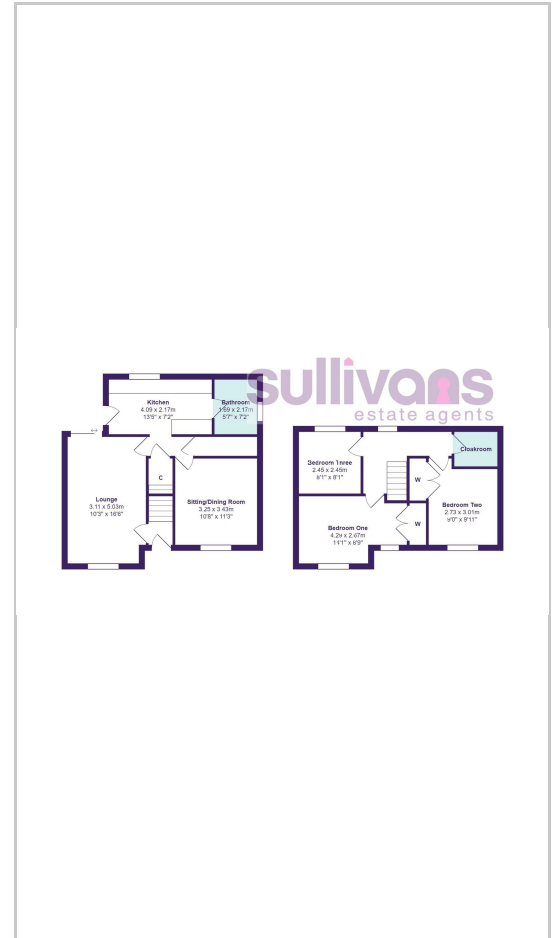
EPC: E (we believe this rating was prior to the property refurbishment in 2021)

Viewings strictly by appointment via Sullivans Estate Agents

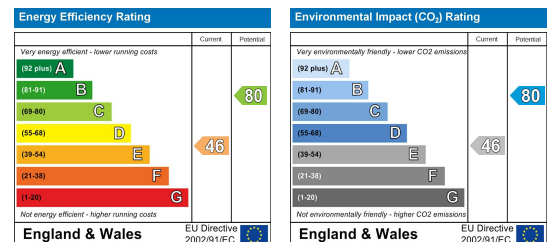
Area Map



Floor Plans



Energy Efficiency Graph



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