



Bryngelli Park

Swansea, SA5 9BL

Offers over £325,000



Detached self-built home in a quiet cul-de-sac location. Four bedrooms, two reception rooms, kitchen/breakfast room, utility room, cloakroom, conservatory, first floor four piece bathroom, basement rooms and ample parking. Gas combination heating and upvc double glazed throughout. No onward chain. Viewing Recommended to Appreciate Size & further potential.



Ground Floor

Entrance Hallway

Upvc double glazed door to front. Tiled floor. Radiator. Stairs to first floor with under stairs storage cupboard.

Cloakroom

Two piece suite comprising low level wc and wash hand basin. Splash back tiling to walls. Tiled floor. Upvc double glazed window to front.

Lounge 23'8 x 11'7

Dual aspect lounge with Upvc double glazed window to front and French doors into the conservatory to the rear. Two double radiators. Marble fire suite with electric fire.

Kitchen/Breakfast Room 17'5 x 9'9

Fitted with a range of wall, base and drawer units incorporating stainless steel one and a half bowl sink unit with mixer tap over. Splash back tiling to walls. Built-in eye level electric double oven. Gas hob with extractor chimney over. Integrated fridge and dish washer. Spot lighting. Tiled floor. Double radiator. Upvc double glazed window and French doors to rear.

Utility Room 10'2 x 6'4

Tiled floor. Wall mounted gas Worcester combination boiler (Feb 2022). Ample room for additional appliances.

Sitting Room 10'2 x 10'1

Upvc double glazed French doors to front. Tiled floor. Double radiator.

First Floor

Gallery Landing

Loft accessed via pull down ladder. The loft benefits from being boarded with lighting. Upvc double glazed feature stained glass window to front.

Bedroom One 13'8 x 11'7

Upvc double glazed window to rear enjoys an aspect over woodlands. Radiator. Walk-in wardrobe (7'1 x 4'1).

Bedroom Two 10'3 x 10'0 to wardrobe

Upvc double glazed window to front. Radiator. Built-in wardrobe.

Bedroom Three 9'9 x 7'6 (11'8 max)

Upvc double glazed window to front. Radiator.

Bedroom Four 10'5 x 6'9 (9'6 max)

Upvc double glazed window to rear. Radiator. Woodland views to rear.

Bathroom 9'9 x 7'4

Four piece suite comprising low level wc, pedestal wash hand basin, freestanding claw foot bath and separate shower enclosure. Fully tiled walls. Tiled floor. Towel radiator. Upvc double glazed frosted window to rear.

Basement Rooms

Upvc double glazed door to side into a hall area. There is a WC. The front of the basement has a Upvc double glazed window and leads through to what was kennels, so tiling to walls and floor.

The rear basement room is used as a workshop and for storage. The whole basement area is the same size as the ground floor of the house.

Gardens

Lawned area to front with monkey tree and some established plants. Side gated access to the rear via a few steps. The rear garden has a patio area from the ground floor with steps down to a further patio with side low maintenance chipping area.

Parking

Double gates to the front accesses onto the block paved driveway which can accommodate at least four cars off the road.

General Information

Tenure: Freehold

Council Tax: Band F

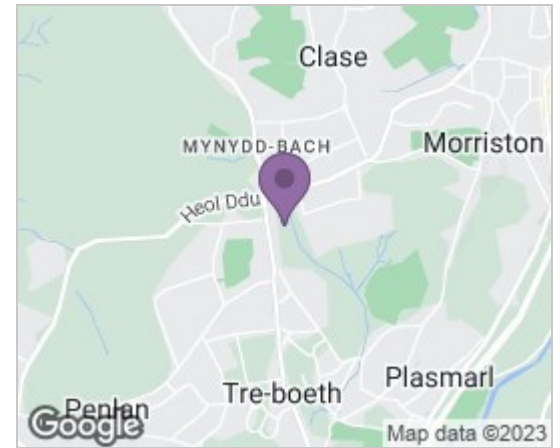
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There is no onward chain with this property.

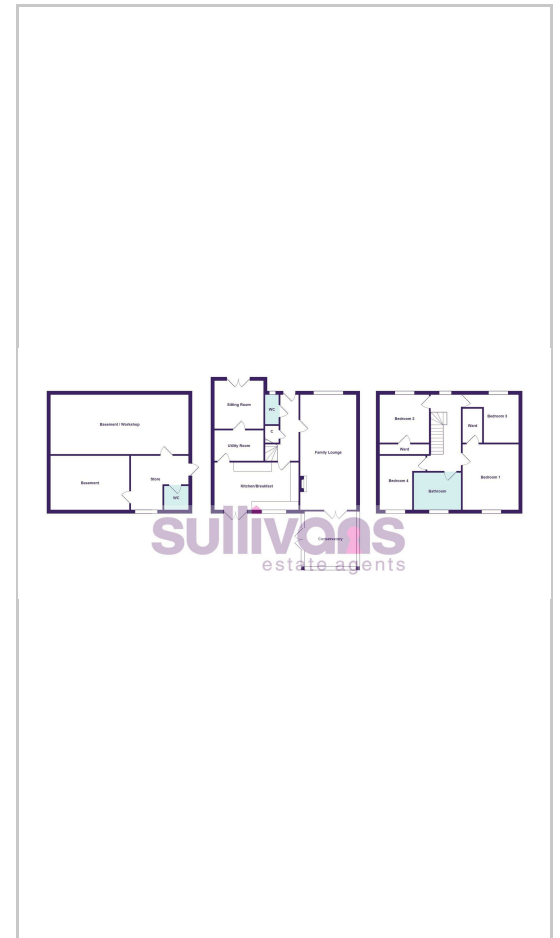
Viewings strictly by appointment via Sullivans Estate Agents

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Area Map



Floor Plans



Energy Efficiency Graph

