



Grove Farm Road

Swansea, SA4 8LA

Offers over £425,000



Secluded four double bedroom detached family home in a popular residential location. Two reception rooms and large open plan lounge/ kitchen/ diner, with utility, cloakroom and pantry. The first floor has a family bathroom and en-suite to master. Double garage with ample parking on driveway and enclosed gardens to side and rear. Viewing highly recommended to appreciate.



Ground floor

Entrance Hallway
UPVC front door. Radiator. Stairs to first floor.

Cloakroom
Separate wc with wash hand basin. Staircase to first floor. Laminate flooring.

Sun Lounge 9'7" x 6'9"
UPVC double glazed window to front. Sliding patio doors to rear. Radiator. Laminate flooring.

Sitting Room 11'11" x 11'9"
UPVC double glazed window to front. Radiator. Laminate flooring.

Lounge/Kitchen/Dining room 31'3" x 17'6"
Open plan lounge with fireplace and patio doors to garden. Kitchen fitted with a range of wall, base and drawer units incorporating white ceramic sink and white tiled splashback. Gas hob with oven and grill with stainless steel extractor chimney over. Pantry. UPVC window to side and rear. Vinyl flooring. Archway through to -

Utility 10'2" x 5'8"
Fitted with a range of wall, base and drawer units incorporating stainless steel sink and white tiled splashback. Plumbed for washer and dryer. UPVC door to side exiting to garden area.

Garage partitioned with Gym/Storage area. 17'1" x 17' (Partitioned area 7'8" x 7'7")
Vented for tumble dryer. Wall and base units. Courtesy door into the garage which still has the door to front.

First floor

Landing
Built-in storage cupboard. Loft access.

Bedroom One 12'7" x 14'11"
UPVC double glazed window to front. Radiator. Fitted wardrobes Door to -

En-Suite
White suite comprising low level wc, pedestal wash hand basin and fully tiled double shower enclosure. Towel warmer.

Bedroom two 11'5" x 8'11"
UPVC double glazed window to rear. Radiator.

Bathroom 8'9" x 6'9"
Modern white suite comprising low level wc, vanity wash hand basin and shower over bath with modern chrome plumbed in 'rainfall' style shower over. Splash back tiling to wet areas. Radiator. UPVC double glazed frosted window to rear.

Bedroom Three 10'5" x 9'
UPVC double glazed window to rear. Radiator.

Bedroom Four 11'6" x 12'
UPVC double glazed window to front. Radiator.

External

Garden
Secluded garden with lawned area surrounded by a range of decorative shrubs. Paved patio area. Large side garden with paved access to rear of garage.

Parking
Driveway to front which can accommodate a number of vehicles. There is a double garage, at present half is sectioned off but could be re-instated easily.

General

Tenure: Freehold
Council Tax: Band E
EPC: D
Enquiries welcome 7 days a week via Sullivans Estate Agents

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Area Map



Floor Plans



Energy Efficiency Graph

