



Trallwn Road

Swansea, SA7 9UG

Offers over £325,000



Extended double fronted detached family home. Three double bedrooms and first floor family bathroom, two reception rooms, kitchen/dining room, conservatory and ground floor wc. Gas combination heating, upvc double glazed and ample off road parking. Viewing recommended.



Ground Floor

Entrance Hallway

Modern door to front. Laminate flooring.

Lounge 14'9 x 10'8

Upvc double glazed window to front. Laminate flooring. Double radiator. Feature fireplace. French doors from hall.

Reception Room Two 14'0 x 9'7

Currently used as a fourth bedroom. Upvc double glazed window to front. Laminate flooring. Radiator. French doors from hall.

Kitchen Area 12'9 x 11'2

Fitted with a range of Oak wall, base and drawer units incorporating stainless steel single drainer sink unit with mixer tap. Double Range cooker with extractor chimney over. Splash back tiling to walls. Upvc double glazed window and door to rear. Spot lighting. Porcelain tiled floor. Open plan to;

Dining Area 12'0 x 11'0

Double radiator. Turned staircase to first floor with under stairs storage cupboard. American fridge/freezer housing. Upvc double glazed French doors to;

Conservatory 13'1 x 9'1

Upvc double glazed windows with French doors to side. Laminate flooring. Double radiator.

WC 4'8 x 3'4

Low level wc. Fully tiled walls and floor.

First Floor

Landing

Bedroom One 14'9 x 14'6

Two Upvc double glazed windows to front. Radiator. Built-in wardrobes.

Bedroom Two 14'0 x 9'5

Upvc double glazed window to front. Radiator. Fitted double door wardrobes.

Bedroom Three 10'7 x 10'6 (13'6 max)

Upvc double glazed window to rear. Built-in wardrobe.

Bathroom 9'7 x 9'6

Five piece suite comprising low level wc, pedestal wash hand basin, bidet, bath and separate shower enclosure with electric shower. Fully tiled walls and floor. Chrome towel radiator. Built-in airing cupboard housing wall mounted gas combination boiler. Upvc double glazed frosted window to rear. Spot lighting. Double radiator.

External

Gardens

Low maintenance front garden with decorative chipping stones. Privacy hedging to the front boundary. Side access to rear. The rear garden is in tiers. The lower level has a concrete area which also provides additional parking. Steps up to the mid patio and steps to the top patio which also has a workshop, benefiting from power. There is a range of mature shrubs to borders.

Parking

Driveway to side which leads through electric double gates to a further parking area, easily three cars can park off the road.

General Information

Tenure: Freehold

Council Tax: Band B

EPC: D

Viewings strictly by appointment via Sullivans Estate Agents

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Area Map



Floor Plans



Energy Efficiency Graph

