

NEW
INSTRUCTION



25 Tirmynydd Road, Three Crosses SA4 3PP

Offers in the region of **£549,950**

A Four Bedroom Detached Property
Three Reception Rooms
Spectacular Rear Views
Viewings Highly Recommended
NO CHAIN

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DESCRIPTION

Located on the edge of the village of The Crosses is a desirable detached property. The manicured front and rear gardens are a delight being well stocked with shrubs and flowers. The four bedroom property has a family bathroom and shower room on the first floor. On the ground floor there is a generous size hall, family lounge, sitting room, sun lounge, kitchen/breakfast room, utility room/shower and a cloakroom. The accommodation could be split to become a one bedroom annexe. The property benefits from a gas fired central heating system and double glazing. There are also spectacular countryside views with a glimpse of the estuary and Cefn Bryn at the rear. There is a summer house to enjoy the garden and generous off road parking for several vehicles, a caravan or a boat. The village of Three Crosses is on the famous Gower Peninsula that has a vast selection of beaches with coastal and country walks of outstanding natural beauty. In the village itself, there is a country store, two public houses with eateries, community centre, village green, Primary School, Bishopston School catchment area with further shops at Killay and Gorseinon. There is also a railway station at Gowerton and good links ups to the M4. Viewings are highly recommended to appreciate the overall size of the property. No upward chain.

ENTRANCE HALLWAY

Entered via a hardwood front door, double glazed windows to front, textured beamed ceiling and walls, stairs to first floor, understairs cupboard, glazed doors to lounge and kitchen/breakfast room.

FAMILY LOUNGE

18'11x 11'7 (5.77m x 3.53m)
Doubled glazed bay window to front, textured beamed ceiling, spotlights and wall lights. Multi fuel stove set in feature stone fire breast with log store and stone shelf over. Door to kitchen/diner, French doors to sun lounge with double glazed windows to front side and rear patio doors to rear.

SUN LOUNGE (L SHAPED)

23'2 x 9'3 x 18'5 x 8'2 (7.06m x 2.82m x 5.61m x 2.49m)

Windows to sides, patio doors to rear, textured ceiling, spotlights, ½ carpet and ½ laminate floor.

KITCHEN/DINER

20'5 x 8'6 (6.22m x 2.59m)
Double glazed bow windows to front and rear. Textured beamed ceilings, tiled floor. Fitted with a range of oak base and wall units with tiled surface over, built in electric fan assisted oven and ceramic four ring hob and extractor fan. Integral fridge, sink with mixer taps.

UTILITY/SHOWER ROOM

7'6 x 7'2 (2.29m x 2.18m)
Plumbing for washing machine, dishwasher and stainless steel sink, open shower, doubled glazed window to rear, tiled floor door to rear.

INNER HALLWAY

12'2 x 4'6 (3.71m x 1.37m)
Double glazed window to front, door leading to cloakroom, vinyl floor tiles.

SITTING ROOM

15'0 x 13'1 (4.57m x 3.99m)
Textured ceiling with coving, double glazed window to rear with two additional windows to side.

CLOAKROOM

4'11 x 4'6 (1.50m x 1.37m)
Corner wall mounted wash hand basin, WC, textured ceiling, lino tiled floor frosted window to side.

FIRST FLOOR LANDING

11'4 x 11'0 (3.45m x 3.35m)
Papered ceiling, larger than average window to front, textured walls, doors to;

BEDROOM ONE

18'11 x 10'11 (5.77m x 3.33m)
Textured and coved ceiling, double glazed duel aspect windows, range of fitted wardrobes.

BEDROOM TWO

13'0 x 10'8 (3.96m x 3.25m)
Textured and coved ceiling, double glazed window to rear with views, wardrobes.

BEDROOM THREE

12'0 x 8'0 (3.66m x 2.44m)
Window to front, textured ceiling, double fitted wardrobe with mirrored doors.

BEDROOM FOUR

10'11 x 8'0 (3.33m x 2.44m)

Papered and coved ceiling, double glazed window to rear.

BATHROOM

9'0 x 6'10 (2.74m x 2.08m)
WC., vanity unity and sink, corner bath, tiled floor and walls, built in laundry cupboard, window to rear, coved ceiling, spotlights, attic hatch with pull down ladder.

SHOWER ROOM

7'10 x 6'6 (2.39m x 1.98m)
WC, corner shower, wash hand basin, bidet, half tiled walls, lino floor, diamond shaped window to front, vinyl floor.

EXTERNALLY

To the front is a large gravel driveway suitable to park several vehicles such as a caravan or a boat. Access leads to the rear, with paved patio, two gardens laid to lawn well stocked with plants, flowers and shrubs, vegetable plot, beautiful views of the countryside and a glimpse of the estuary view in the distance.

SERVICES

We are advised that main services are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 297800 or e-mail killay@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Killay office proceed in the direction of Upper Killay over the cattle grid and onto Fairwood Common taking the first right signposted Three Crosses. Then take the first right onto Tirmynydd Road proceed along and over the 2nd cattle grid with number 25 can be found on the left hand side set back off the road.