



19 St Govans Place, Waunarlwydd, Swansea, SA5 4QZ
£124,950

We are delighted to offer to the market this very well presented modern semi detached dwelling situated in a highly regarded quiet cul de sac and within easy walking distance to Waunarlwydd Primary School. The accommodation is arranged over two floors with the ground floor having: Entrance Hallway, Family Lounge which runs the full length of the property, modern fitted kitchen/diner complete with a Rangemaster cooker. Off the first floor landing 3 bedrooms can be found together with a family bathroom. The property benefits from having gas central heating and uPVC double glazing. Externally there is driveway parking to the side and front and rear gardens. A garden room is also located to the rear (formally a garage) providing various uses including games room/gym/office or a hobby room. Viewing is highly recommended.

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GROUND FLOOR

ENTRANCE HALLWAY

The property is accessed via a uPVC double glazed entrance door with glazed panels. Textured ceiling and coving. Radiator. Tiled floor which flows through to the kitchen/diner. Carpeted dog leg stair case to the right leads up to the first floor land with a downstairs storage area. Doorway to the left leads into the Lounge. Glass panelled door straight ahead leads through to the kitchen/diner.

FAMILY LOUNGE 6.24 X 2.99 (20'6" X 9'10")

With a uPVC double glazed window to the front and uPVC double glazed French doors leading out to the rear garden. Texture ceiling and coving.

Two radiators. Laminate flooring. Glass panelled door to the right leads through to the kitchen/diner.

KITCHEN/DINER 4.23 X 2.83 (13'11" X 9'3")

Fitted with a smart arrangement of matching cream wall and base units together with pull out drawer and complementary work surfaces over. Inset stainless steel sink unit and drainer with mixer tap. Fitted Rangemaster cooker with chimney style extractor fan above. Plumbed for under counter washing machine. Space for free standing fridge/freezer. Cupboard housing Valliant gas combination central heating boiler. Storage cupboard. Tiled floor. Textured ceiling. Radiator. UPVC double glazed window to the rear.

FIRST FLOOR

LANDING

UPVC double glazed window to the front. Textured ceiling and coving. Radiator. Fitted carpet. Built in airing cupboard. From this area access is provided to the 3 bedrooms plus bathroom.

BEDROOM 1 3.10 X 3.00 (10'2" X 9'10")

UPVC double glazed window to the front. Textured ceiling. Radiator. Fitted carpet.

BEDROOM 2 3.03 X 3.00 (9'11" X 9'10")

UPVC double glazed window to the rear. Textured ceiling. Radiator. Fitted bedroom furniture consisting of bespoke bunk bed with drawers, wardrobe and steps to the side leading up to the top bunk area. Laminate flooring.

BEDROOM 3 2.86 X 2.10 (9'5" X 6'11")

UPVC double glazed window to the rear. Textured ceiling. Loft access (which is partly boarded). Radiator. Fitted carpet.

FAMILY BATHROOM

Three piece suite comprising of closed coupled WC. Full pedestal wash hand basin. Panelled bath with 'Triton' shower over. Textured ceiling. Part tiled walls. Radiator. UPVC double glazed obscure window to the side.

EXTERNAL

FRONT

Brick paved driveway and pretty garden with lawn and hedged borders. Double gates lead through to the rear.

REAR

Fully enclosed easy to maintain garden with patio, Astroturf, Solar panels.

GARDEN ROOM (FORMALLY A GARAGE - THERE ARE NO PLANNING OR BUILDING REGS)

Entered via a uPVC double glazed entrance door with glass side screen, two uPVC double glazed windows to the side, wooden flooring, opening to the right into a room perfect for many uses including, games room/gym/office/hobby room. UPVC double glazed window to the side, wooden flooring. A useful storage room can also be found with attic space and light.

TENURE: Freehold

COUNCIL TAX:

EPC RATING:

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 298 014

