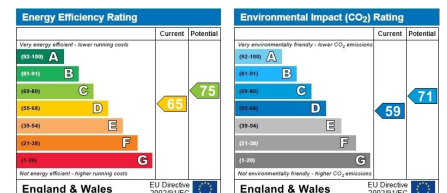




8 Clos-Y-Bont Faen, Cwmrhydyceirw SA6 6PT

Offers in the region of £239,950

Fantastic Family Home
Cul-de-Sac Location
Off Road Parking
Low Maintenance Garden
EER D65



KJ/WJ/70665/100619

DESCRIPTION

Situated in a cul-de-sac location in the popular area of Parc Gwernfadog we offer for sale a beautifully presented, detached family home. The property has been maintained to a great standard by the current owners allowing the incoming purchaser the option of moving straight in to start their new life.

Links to amenities to include Morriston Hospital, M4 Motorway, both primary and secondary schools, Swansea City Centre which boasts it's range of shops, restaurants and public houses.

VIEWING HIGHLY RECOMMENDED.

ENTRANCE PORCH

Entered via double glazed door to front, two double glazed side windows, tiled floor, storage cupboard, wooden door with glazed panel to;

ENTRANCE HALL

Radiator, stairs to first floor, doors to;

RECEPTION ROOM ONE

14'4 x 13' (4.37m x 3.96m)

Double glazed window to front, coved ceiling, electric fire with decorative surround, radiator.

CLOAKROOM

Part tiled walls, low level WC, vanity unit with wash hand basin.

RECEPTION ROOM THREE/ PLAYROOM

19'9 x 7'3 (6.02m x 2.21m)

Double glazed window to front, coved ceiling, radiator, loft access, door to utility area.

KITCHEN

11'9 x 8'9 (3.58m x 2.67m)

Fitted with a range of wall and base units with worktop over, 1½ bowl sink unit and drainer, space for Range cooker, opening to reception room two.

CONSERVATORY

15'4 x 6'9 (4.67m x 2.06m)

Double glazed windows to two sides, double glazed door to rear, door to;

UTILITY AREA

Fitted with a range of wall and base units with worktop over, wall mounted boiler, plumbing for washing machine, loft access.

RECEPTION ROOM TWO/ CONSERVATORY/DINING AREA

20'1 x 10'9 (6.12m x 3.28m)

Double glazed window to two sides, coved ceiling, downlighters, stairs to;

FIRST FLOOR LANDING

Double glazed window to side, door to storage cupboard, doors to;

BEDROOM ONE

13'5 x 8'6 (4.09m x 2.59m)

Double glazed window to front, fitted with a range of wardrobes, radiator, coved ceiling, door to;

EN-SUITE SHOWER ROOM

Shower cubicle, vanity unit with low level WC, tiled walls.

BEDROOM TWO

10'6 x 10'4 (3.20m x 3.15m)

Double glazed window to rear, radiator, fitted mirrored wardrobes, coved ceiling.

BEDROOM THREE

10'8 x 7'3/6'2 (3.25m x 2.21m)

Double glazed window to front, fitted wardrobes, radiator, coved ceiling, door to further storage cupboard.

BEDROOM FOUR

9'3 x 7' (2.82m x 2.13m)

Double glazed window to rear, radiator, coved ceiling.

BATHROOM

Obscure double glazed window to side, "P" shaped panel bath with shower over, vanity unit with wash hand basin, low level WC, part tiled walls.

EXTERNALLY

To the front there is a raised parking area for two cars. Steps lead down to the front entrance. To the rear is a decked area and steps down to a patio garden with a side area perfect for a vegetable patch.

SERVICES

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

VIEWING

By appointment with the selling Agents on 01792 311910 or e-mail morriston@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

Rom Junction 46 of the M4 Motorway at Llangyfelach, take a left-hand turning onto Clasemont Road and immediate left onto Pant Lasau. Continue to the mini-roundabout taking a right-hand turning. Take the second left-hand turning onto Heol Y Fran which leads onto Rhodfa Fadog where Clos Y Bont can be found on the left hand side.