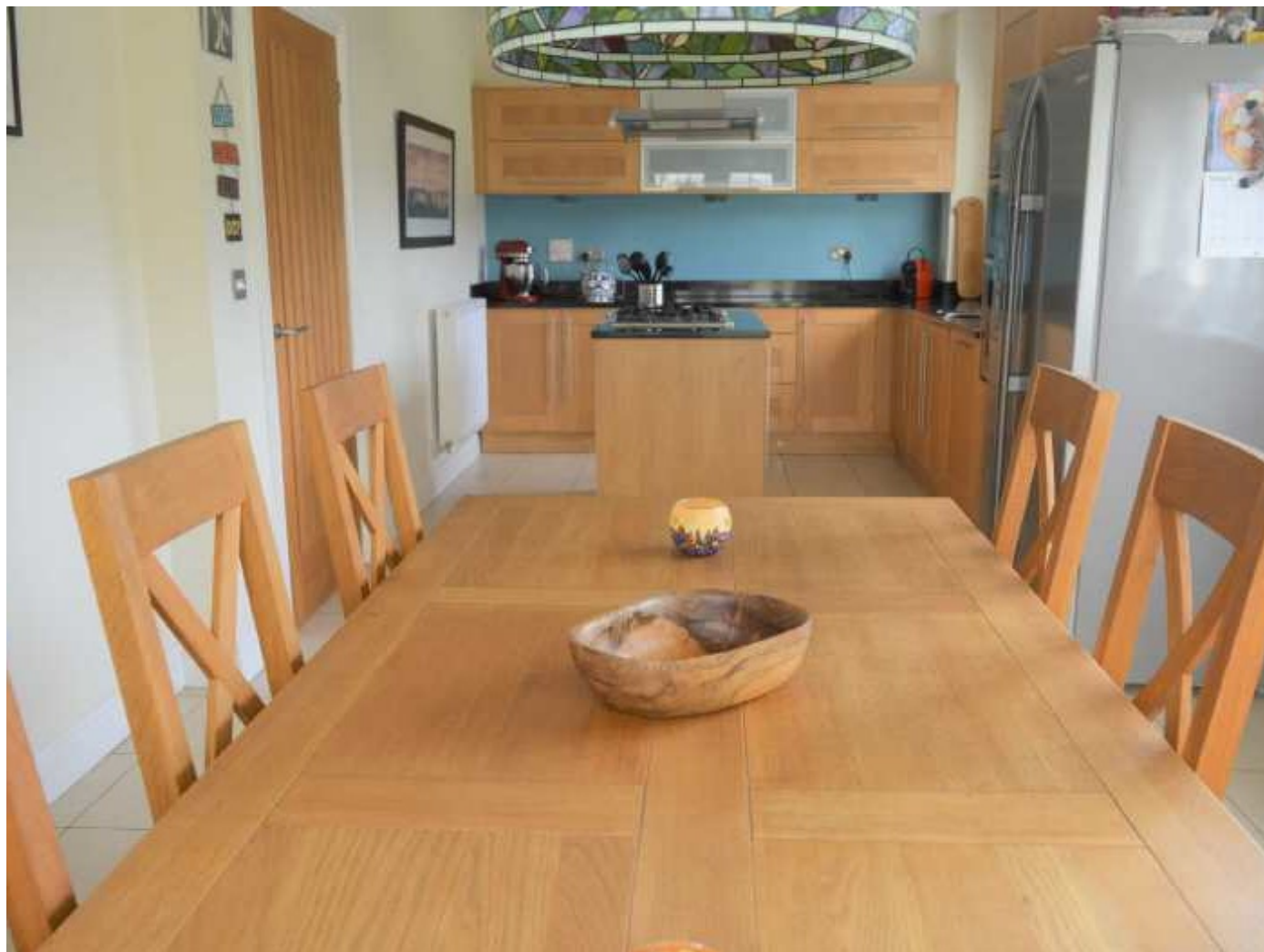




Three Crosses, Swansea, SA4 3PT
Offers In The Region Of £495,000

With views onto surrounding countryside and Swansea bay, Dawsons are truly delighted to offer this stunning four bedroom detached home in Three Crosses within the catchment area of the well-thought Y Crwys primary school and Bishopston comprehensive school. Built in 2008 and set in a peaceful location, this spacious yet cosy family home is very well presented. On the ground floor there is a sizeable lounge featuring an elegant brick fireplace housing a log burner, a second reception room currently used as a sitting room, a kitchen/diner with a separate utility room and a cloakroom. The first floor offers four good sized bedrooms, two of which have ensuite shower rooms and a family bathroom. Externally to the front is off road parking which gives access to a garage. To the side is a garden with an area laid to lawn featuring a variety of mature shrubs which enjoys the morning sun and creates a perfect area for relaxing. To the rear is a decked area looking onto greenery which benefits from the afternoon and the evening sun. Three Crosses is a sought after area with amenities that include a pub, local shop, park, bus service and excellent access to the Gower beaches. Viewing is highly recommended EPC- C

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Ground Floor

Entrance Hallway

Double glazed hardwood door to front, radiator, doors to: lounge, sitting room, kitchen/diner, cloakroom, stairs to 1st floor

Lounge 7.30 into bay x 4.58 max (23'11" into bay x 15'0" max)

Double glazed bay window to front, double glazed door to rear, radiator, brick fireplace with hearth and wood mantelpiece currently housing log burner

Sitting Room 3.52 x 4.95 (11'7" x 16'3")

Double glazed window to front, radiator

Cloakroom

Radiator, WC, wall mounted wash hand basin with mixer tap, tiled splash back

Kitchen/Diner 3.23 x 7.57 (10'7" x 24'10")

Double glazed windows to rear, double glazed door to side, two radiators, fully fitted with a range of matching wall and base units with complementary work surfaces over, inset one and a half bowl sink with drainer area and mixer tap, island housing five ring gas hob, fitted electric oven and grill, space for American style fridge freezer, integrated dishwasher, door to utility

Utility Room

Hardwood double glazed obscured door to side, radiator, plumbing for washing machine, space for tumble dryer, storage cupboard housing wall

mounted gas boiler

First Floor

Landing

Double glazed window to front, radiator, doors to: four bedrooms, bathroom, airing cupboard

Bedroom 1 3.70 x 4.97 max (12'2" x 16'4" max)

Double glazed window to front, two skylights, radiator, fitted wardrobe units with make up area, fitted wardrobe, door to ensuite

Ensuite

Double glazed obscured window to side, ladder style towel warmer, WC, pedestal wash hand basin with mixer tap, shower, tiled splash back

Bedroom 2 3.10 x 4.58 (10'2" x 15'0")

Double glazed window to rear, radiator, door to ensuite

Ensuite

Double glazed obscured window to rear, ladder style towel warmer, WC, pedestal wash hand basin with mixer tap, shower, tiled splash back

Bedroom 3 3.28 x 3.92 (10'9" x 12'10")

Double glazed window to side, radiator

Bedroom 4 2.75 x 3.40 (9'0" x 11'2")

Double glazed window to front, radiator

Bathroom

Double glazed obscured window to rear, ladder style towel warmer, WC, pedestal wash hand basin with mixer tap, panelled bath with shower, shower, tiled splash back

External

Externally to the front is off road parking which gives access to a garage. To the side is a garden with an area laid to lawn featuring a variety of mature shrubs which enjoys the morning sun and creates a perfect area for relaxing. To the rear is a decked area looking onto greenery which benefits from the afternoon and the evening sun. Side access to front. Rear entrance to garage. Space for garden shed.

TENURE: Freehold

COUNCIL TAX: G

EPC RATING: C

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

