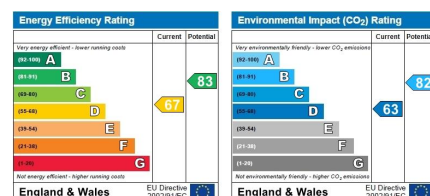




1 Clos Cerdinen, Tircoed Forest Village, Penllergaer SA4 9QL

Offers in the region of £295,000

4 Bedroom Detached House
En-Suite To Master Bedroom
Cloakroom, Utility & Conservatory
Double Garage & Driveway
EER: D67



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DESCRIPTION

An executive style detached family home, on a corner plot, located within the Tircoed Fforest Village. This four bedroom family home benefits from double-glazing, a gas central heating system, a modern fitted kitchen/utility, dining room opening onto a conservatory, as well as a ground floor study, large lounge, ground floor cloakroom, family bathroom, dressing area and en-suite to the master bedroom. The property is located on a corner plot with gardens front and rear to include a double garage and driveway.

Tircoed Village has a true village atmosphere with a village shop, it's own radio station and various events through the year. There are walks through Tircoed Fforest, ideal for dog walkers. The wider Penllergaer area has primary school along with restaurant and village pub. M4 access is via Junction 47 making travel to Carmarthen Swansea and Cardiff accessible, with shopping at Fforestfach offering national retailers.

Viewing of this property is highly recommended to fully appreciate the location, position and all this property has to offer.

EER: D67

HALLWAY

Entered via front door, textured and coved ceiling, double-glazed window to side, 2 radiators, stairs which lead up to first floor landing, under-stairs storage cupboard.

CLOAKROOM

Tiled walls, tiled flooring, textured ceiling, WC, wall mounted wash hand basin, extractor fan, radiator, door to:

STUDY

10'2 x 5'11 (3.10m x 1.80m)
Double-glazed window to front, radiator, textured and coved ceiling, door to:

KITCHEN

12'2 x 9'11 (3.71m x 3.02m)
Double-glazed window to rear, modern fitted kitchen with wall and base units with worktops over providing food preparation areas, under counter spotlights, built-in electric fan assisted oven with 4 ring electric hob and extractor over, plumbing for dishwasher, 1 ½ bowl stainless steel sink and drainer and mixer tap, tiled flooring, part tiled walls, radiator, space for double fridge freezer, open aspect through to:

UTILITY ROOM

Glazed and wooden door to side, radiator, base units with worktops over, single bowl stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, wall mounted Worcester gas combination boiler, wall mounted electric fuse box, tiled splash-back, tiled flooring, textured ceiling, door to storage cupboard.

DINING ROOM

9'11 x 8'10 (3.02m x 2.69m)
Textured and coved ceiling, radiator, glazed and wooden double doors to;

CONSERVATORY

11'7 x 9'11 (3.53m x 3.02m)
Dwarf wall, double-glazed windows, double-glazed French doors which lead onto the rear garden, wooden flooring.

LOUNGE

18'6 x 11'3 (5.64m x 3.43m)
Double-glazed window to front, 2 radiators, double-glazed wooden patio doors leading to rear, textured and coved ceiling, gas fireplace on marble effect hearth with wooden surround.

FIRST FLOOR LANDING

Stairs to first floor landing, double-glazed window to front, radiator, textured ceiling, access hatch to loft space, door to:

MASTER BEDROOM

12'5 x 9'2 (3.78m x 2.79m)
Double-glazed window to rear, radiator, textured ceiling, archway to:

DRESSING AREA

Radiator, double fitted wardrobes, eaves storage, double-glazed obscure window to front, door to:

EN-SUITE

6'11 x 5'10 (2.11m x 1.78m)
Double-glazed obscure window to side, WC, pedestal wash hand basin in vanity unit, walk in shower, wall mounted chrome heated towel rail, partially tiled walls, half saddled ceiling, tiled flooring.

BEDROOM TWO

9'9 x 8'6 (2.97m x 2.59m)
Double-glazed window to rear, radiator, double fitted wardrobe, textured and coved ceiling.

BEDROOM THREE

11'7 x 6'5 (3.53m x 1.96m)
Double-glazed window to rear, radiator, textured, coved and half saddled ceiling.

BEDROOM FOUR

9'0 x 8'0 (2.74m x 2.44m)
Double-glazed window to front, laminate flooring, radiator, textured

and coved ceiling.

BATHROOM

8'8 x 5'8 (2.64m x 1.73m)
Double-glazed obscure window to rear, dado rail, white suite which comprises a freestanding bath with mixer tap and shower head, WC, and pedestal wash hand basin, tiled flooring, coved ceiling, radiator.

EXTERNALLY

The property is located on a corner plot, steps leading up to front door, gravel areas with various shrubs and plants and trees, pedestrian path leading onto gated access to rear garden, double driveway with **DOUBLE GARAGE** with power and lighting, enclosed rear garden, patio area, steps leading up to raised garden laid to lawn, seating area, external lighting, **STORAGE SHED** and various shrubs and plants.

SERVICES

We are advised that mains gas, electricity, water and drainage services are connected to the property.

VIEWING

By appointment with the selling Agents on 01792 892436 or e-mail gorseinon@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 office on Lime Street, proceed to the traffic lights and turn right onto High Street. Continue along High Street until the next set of traffic lights. Continue along up passing 3M on your left and B&Q on your right to the Penllergaer Roundabout taking the left-hand turning following the signs for Pontllŵi. Continue along this road taking a right-hand turning into Tircoed Fforest Village and at the mini-roundabout take the second exit, Clos Cerdinen is the cul-de-sac located on the right-hand side. The property is located straight in front as advertised by our For Sale Board.