

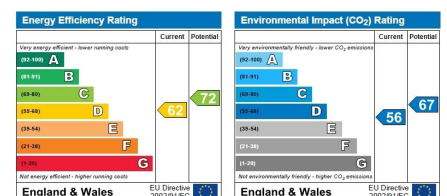
NEW  
INSTRUCTION



## 1 Chapel Road, Three Crosses SA4 3PU

Offers in the region of £260,000

Three Double Bedroom Period Extended  
Semi Detached Cottage  
Generous Accommodation  
Gardens, Front, Rear And Side  
Village Location



John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

**JP/WJ/72524/030919**

## **DESCRIPTION**

A beautifully renovated semi detached period cottage built in 1836 with a side wing added later. The accommodation has a hallway sitting/dining room, second lounge, kitchen and cloakroom/utility room on the ground floor. On the first floor are three double bedrooms and family bath/shower room.

The property is located in the well known village of Three Crosses on the Gower Peninsula.

The dwelling has been lovingly renovated and upgraded by the current owners to create a spacious light and airy living environment with decor in pastel shades plus front, rear and side gardens with lawned area and vegetable plot.

Amenities, School and village store are all within walking distance plus Community Centre and further shops in the villages of Killay and Gowerton.

Viewings are highly recommended to appreciate overall size and quality of this quality home. The vendors also run AIR B&B in the holiday season. Please ring John Francis for a viewing.

## **HALLWAY**

12'2 x 2'8 (3.71m x 0.81m)  
Entered via glazed door, textured ceiling, tiled floor, stairs to first floor, doors to;

## **SITTING/DINING ROOM**

23'3 x 10'8 (7.09m x 3.25m)  
Window to front and rear, breast wall which has been knocked through and having a freestanding log

burner and wooden mantle over, door to kitchen, double doors to;

## **LOUNGE**

23'3 x 9'8 (7.09m x 2.95m)  
Wooden floor, window to front, fireplace knocked as per other room, wooden mantle over, French doors to rear, access to rear garden.

## **KITCHEN**

17'5 x 7'4 (5.31m x 2.24m)  
Wall and base units in cream Shaker style with wooden rolltop work surface, space for fridge/freezer, space for gas range, Butler sink, two windows to side, door to side, half tiled walls, tiled floor, door to;

## **CLOAKROOM/UTILITY**

7'4 x 5'8 (2.24m x 1.73m)  
Plumbing for washing machine and tumble dryer, wash hand basin, WC, tiled floor, frosted window to side.

## **FIRST FLOOR LANDING**

13'6 x 9'5 (4.11m x 2.87m)  
Attic hatch, textured ceiling, doors to;

## **BEDROOM ONE**

13'6 x 9'5 (4.11m x 2.87m)  
Textured ceiling, window to front.

## **BEDROOM TWO**

10'8 x 9'8 (3.25m x 2.95m)  
Window to front and side.

## **BEDROOM THREE**

10'1 x 8'1 (3.07m x 2.46m)  
Window to rear. Cupboard housing combi boiler for hot water and central heating.

## **BATHROOM**

9'9 x 9'4 (2.97m x 2.84m)  
Corner mains shower cubicle, bath, WC, wash hand basin in vanity unit, half tiled walls, tiled floor,

spotlights, extractor fan, frosted window to rear.

## **EXTERNALLY**

To the front is a lawn with plants and shrubs. To the other side is a vegetable plot and to the rear is a paved garden with raised beds.

## **SERVICES**

Mains services are connected to the property.

## **VIEWING**

By appointment with the selling Agents on 01792 297800 or e-mail [killay@johnfrancis.co.uk](mailto: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 onto Fairwood Common then take right turn signposted Three Crosses. Continue along taking the next right into Tirmynydd Road over the cattle grid then taking a right turn into chapel Road where the property can be found on the left hand side.