



118 Coalbrook Road, Grovesend, Swansea, SA4 4GS  
£250,000



PROSPECTIVE PURCHASER SHOULD CERTAINLY NOT DELAY IN TAKING A CLOSER LOOK AT THIS FANTASTIC PROPERTY. Built in 2018 by a local builder the property boasts superb family orientated accommodation, this exceptional four double bedroom detached residence of impeccable quality situated in a popular village provides the perfect environment for families. The front facade married with a large driveway offers great curb appeal together with an integral garage. As we enter the property you are greeted by the tastefully decorated interior which gives the feeling of light and airiness. To the left you enter the lounge complete with an electric fire and box window. Double doors invite you to enter the spacious, open plan kitchen and dining room. Not only do the double sliding doors and double french doors give access to the immaculate rear garden they overpower the area with natural light. Off from the dining room is the utility room which gives access to the integral garage. The ground floor is completed with a cloakroom. First floor comprises family bathroom, four double bedrooms, one with an en-suite shower room and a jack and jill bathroom accessed via bedroom three and four. Externally the property offers a fully enclosed, immaculate low maintenance garden. To the front is a large driveway ample for parking several vehicles and side access to the

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GROUND FLOOR

ENTRANCE HALLWAY

The property is entered via a composite door into the entrance hallway. Radiator. Light grey wood effect flooring. Stairs to first floor. Door into:

CLOAKROOM

Two piece suite comprising low level WC with dual flush and wash hand basin set upon vanity unit with mixer tap and tiled splash back. Radiator. Vinyl flooring.

LOUNGE 5.32m into bay x 2.94m (17'5" into bay x 9'8")

UPVC double glazed box bay window to the front. Feature fireplace housing electric fire. Radiator. Light grey wood effect flooring. Double doors into:

KITCHEN/DINER 8.31m max x 4.38m (27'3" max x 14'4")

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KITCHEN

UPVC double glazed window to the rear. Fitted with an arrangement of matching wall and base units together with complementary work surfaces over which continue into splash back. Inset one and a half bowl stainless steel sink and drainer with mixer tap. Inset four ring electric hob with glass up board and feature chrome extractor fan above. Built under electric oven. Space for free-standing full height fridge freezer. Ceiling spotlights. Vinyl flooring.

DINING AREA/FAMILY ROOM

UPVC double glazed sliding doors and uPVC double glazed French doors, all providing access to the rear garden. Light grey wood effect flooring. Two radiators.

UTILITY ROOM 2.33m x 1.55m (7'8" x 5'1")

Fitted base units with complementary work surface over incorporating inset stainless steel sink and drainer with swan neck mixer swan tap. Plumbing for washing machine. UPVC double glazed door to the side. Ceiling spotlights. Door providing access to:

INTEGRAL GARAGE

With up and over door and benefits from having power and light. Wall mounted 'Baxi' boiler.

FIRST FLOOR

LANDING

Access to partly boarded attic. Storage cupboard. Doors proving access to:

MASTER BEDROOM 3.49m x 3.45m to wardrobe (11'5" x 11'4" to wardrobe)

UPVC double glazed window to the front. Fitted wardrobes. Radiator. Door providing access to:

EN-SUITE SHOWER ROOM

UPVC double glazed obscure glass window to the front. Three piece suite comprising low level WC with dual flash, pedestal wash hand basin with mixer tap and tiled corner shower cubicle with shower attachment and rainfall shower head. Wall mounted heated towel rail. Partly tiled walls. Vinyl flooring.

BEDROOM TWO 4.53m max x 3.08m (14'10" max x 10'1")

UPVC double glazed window to the front. Radiator.

BEDROOM THREE 4.19m max x 3.03m (13'9" max x 9'11")

UPVC double glazed window to the rear with local views. Radiator. Door into:

JACK AND JILL EN-SUITE SHOWER ROOM

UPVC double glazed obscure glass window to the rear. Three piece suite comprising low level WC with dual flush, pedestal wash hand basin with mixer tap and fully tiled corner shower cubicle with rainfall shower head. Partly tiled walls. Wall mounted heated towel rail. Vinyl flooring. Door into:

BEDROOM FOUR 3.45m x 3.12m (11'4" x 10'3")

UPVC double glazed window to the rear again with local views. Radiator.

FAMILY BATHROOM

UPVC double glazed obscure glass window to the side. Three piece suite comprising low level WC with dual flush, pedestal wash hand basin with mixer tap and bath with shower attachment over , shower with rainfall shower head, tiled splash back and side screen. Partly tiled walls. Vinyl flooring.

EXTERNALLY

FRONT

Block paved driveway providing parking for numerous vehicles with chipping stone borders. Access to integral garage. Gated side pedestrian access to:

REAR

A level, enclosed garden with paved patios, an area laid with chipping stones and a circular lawn.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: B

VIEWING: STRICTLY VIA VENDORS AGENTS. DAWSONS TEL: 01792 896 868

