

## 16 Cyncoed Close, Dunvant, Swansea, SA2 7RS

**Asking Price £189,950**

A three double bedroom semi detached family home located on a cul-de-sac in the popular location of Dunvant. The well presented modern accommodation comprises to the ground floor; hall, lounge, dining area, kitchen, sun room and bathroom. To the first floor are three double bedrooms. Externally to the front is a driveway providing parking for several vehicles leading to the single garage and garden with slate chippings, to the rear is a lawned garden and summer house. Viewing is highly recommended to appreciate the high standard of accommodation.

EPC Rating: F

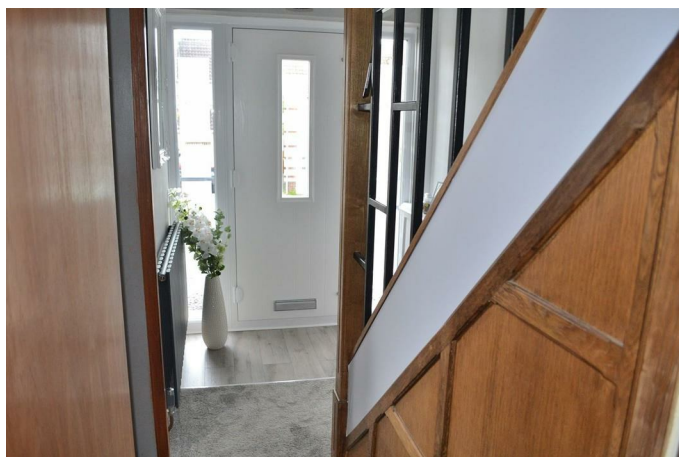
## The Accommodation Comprises

### Ground Floor

#### Entrance

Via composite door with glazed side panels to hall.

#### Hall 5'7" x 9'9" (1.69 x 2.97)



Staircase to the first floor, part laminate flooring, radiator.

#### Lounge 16'3" x 10'3" (4.96 x 3.12)



Double glazed window to the front, electric fire with hearth, vertical radiator.

#### Kitchen 7'10" x 7'9" (2.39 x 2.35)



Fitted with modern grey high gloss wall and base units with worktop over, one and half bowl sink with mixer tap, plumbed for washing machine, wall mounted gas combination boiler. Integrated electric oven and induction hob with extractor hood over. Double glazed window to the side, laminate flooring.

#### Dining Area 6'8" x 8'1" (2.02 x 2.46)

Fitted with grey high gloss units, space for American style fridge/freezer, breakfast bar, laminate flooring.

#### Sun Room



Double glazed windows to the side and rear, sliding patio doors, laminate flooring, radiator.

#### Bathroom 5'7" x 6'6" (1.69 x 1.97)



A white three piece suite comprising; panelled bath with shower over and folding screen, hidden cistern w/c and wash hand basin with vanity unit. Frosted double glazed window to the side, tiled walls, chrome heated towel rail.

#### First Floor

##### Landing

Double glazed window to the side.

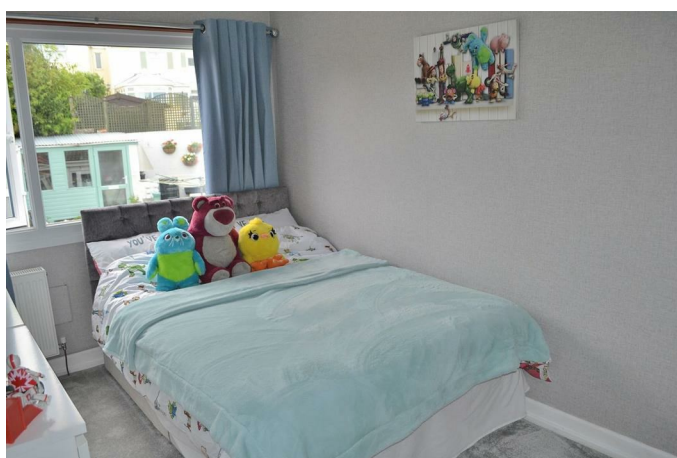


### Bedroom 1 9'9" x 16'1" (2.97 x 4.91)



Double glazed window to the front, fitted wardrobes with sliding doors, radiator.

### Bedroom 2 11'10" x 8'1" (3.60 x 2.46)



Double glazed window to the rear, radiator.

### Bedroom 3 8'6" x 7'9" (2.59 x 2.35)



Double glazed window to the rear, radiator.

### Front Garden

Driveway providing parking for several vehicles, slate chippings.

### Garage



Electric roller door.

### Summer House



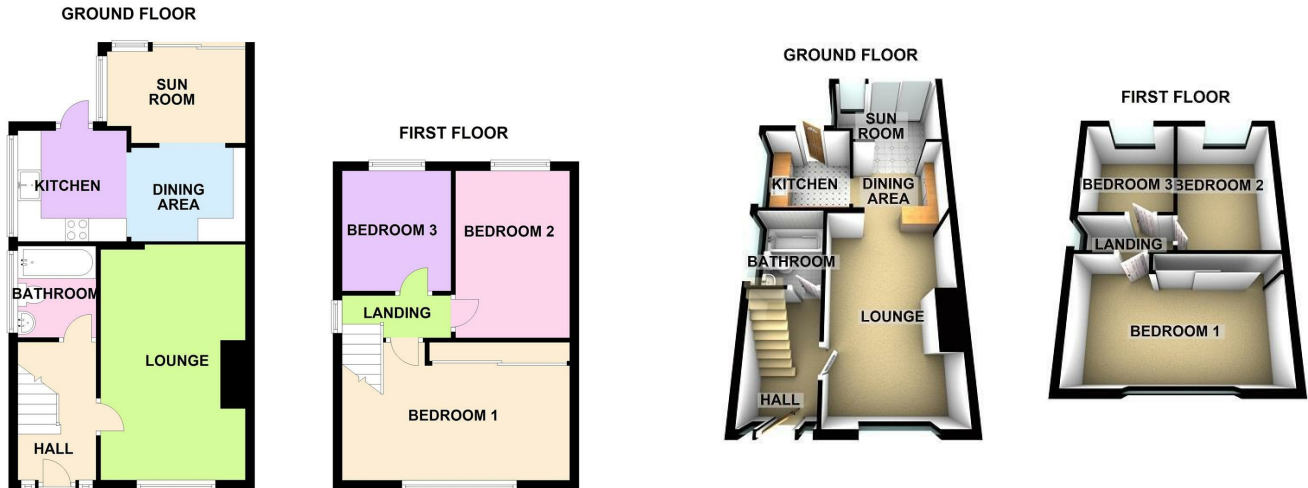
With power and light.

### Rear Garden

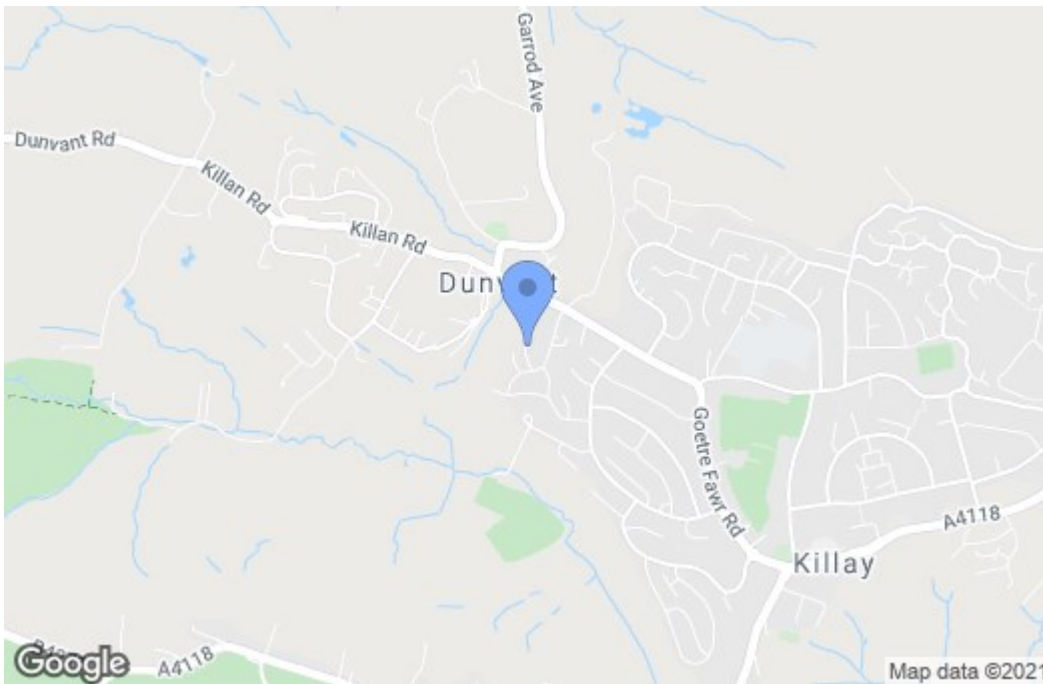


Enclosed garden with lawned and patio areas.

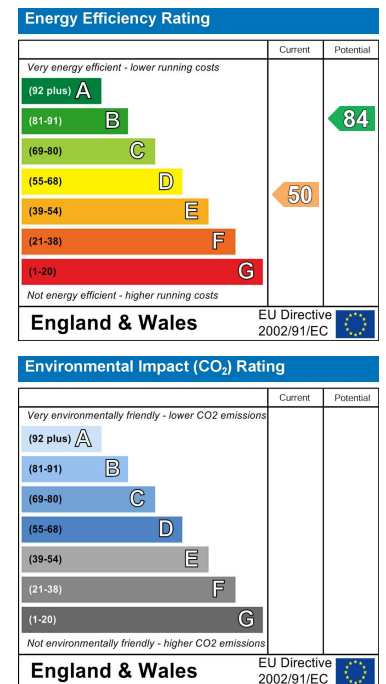
## Floor Plan



## Area Map



## Energy Efficiency Graph



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