



122 Garrod Avenue, Dunvant, Swansea, SA2 7XQ
£355,000

Occupying a good size plot set back off the road with hedged borders and double gated access. This detached bungalow stands within an exceptional established garden plot of great proportions, with private driveway and single garage. Although boasting great curb appeal, what is not apparent from an external glance is the extremely deceptive and flexible proportions of the well appointed accommodation provided with the potential to convert the loft (subject to the necessary permissions) into further accommodation. In brief the spacious appointed accommodation comprises: Entrance Porch, Hallway, rear facing family Lounge with feature fireplace, Kitchen/Breakfast Room which in turn leads to the rear lobby and WC. Rear facing sitting room/dining room. An inner hallway provided access to the loft area, Three good size bedrooms plus a smartly fitted family bathroom. This property benefit from having uPVC double glazing and Oil central heating. To the rear is a fabulous size garden with a summer house, shed and plenty of sitting areas for leisure and Al Fresco dining. Viewing is strongly urged to fully appreciate the size of the bungalow together with its grounds. Garrod Avenue is situated between Duvant and Gowerton and is within easy access to the Gower Peninsula, City Centre and M4 Motorway, local English and Welsh primary and comprehensive schools, train

£355,000



Ground Floor

The property is entered via a uPVC double glazed glass panel door into:

Entrance Porch

UPVC double glazed window to the side. Half height wood panelling with a low fitted cupboard to one side. Opening into:

Hallway

Dado rail. Fitted mirror with shelf below. Doors leading off to the lounge, kitchen/breakfast room, sitting/dining room store room and inner hallway.

Lounge 5.10m max x 4.29m (16'9" max x 14'1")

UPVC double glazed window to the rear with lovely garden views. Two uPVC double glazed windows to the side. UPVC double glazed window to the front. Feature marble effect fireplace with inset coal effect fire. Two wall light points. Radiator.

Kitchen/Breakfast Room 4.19m x 2.91m (13'9" x 9'7")

Fitted with a range of wall, base and drawer units with complementary work surfaces over incorporating one and a half bowl stainless steel sink unit with drainer and mixer tap. Inset four -ring 'Belling' electric hob with 'Belling' extractor fan above. Built in 'Belling' eye level electric oven and separate grill. Plumbed for a washing machine, space for a dining table and chairs. Radiator. Tiled splash backs. Tiled flooring. UPVC double glazed window to the rear with garden views. Glass panel door into:

Rear lobby

Dado rail. Tiled floor. UPVC double glazed glass panel door leading out onto the rear garden. Door into:

Cloakroom

Two piece white suite comprising low level WC and wall fitted wash hand basin. Radiator. Tiled walls with a decorative border. Tiled floor.

Sitting Room/Dining Room 5.28m x 3.15m max (17'4" x 10'4" max)

UPVC double glazed window to the rear, again with lovely garden views. Stone faced fireplace with a wooden mantle and an electric fire set upon a tiled hearth. Radiator. Exposed ceiling beams.

Inner Hallway

Loft access hatch with a pull down ladder. Storage cupboard. Wall light point. Oil central heating boiler. Doors into the three bedrooms and the bathroom.

Bathroom 3.56m x 2.31m max (11'8" x 7'7" max)

Four piece modern suite comprising WC with concealed cistern, wash hand basin set into a vanity unit with cupboards below and wall mounted lighted mirror above, step in shower enclosure and corner panelled bath with hand held shower attachment. Chrome ladder style towel warmer plus a radiator. Tiled walls with a decorative mosaic border. Tiled floor. Ceiling spotlights. Two uPVC double glazed obscure glass windows to the side.

Bedroom One 4.64m into bay x 3.21m (15'3" into bay x 10'6")

UPVC double glazed bay window to the front. Fitted furniture comprising wardrobes, bedside cabinet and dressing table. Radiator. Two wall light points.

Bedroom Two 4.07m x 3.78m (13'4" x 12'5")

UPVC double glazed window to the front and side. Two purpose built double wardrobes, Radiator.

Bedroom Three 3.02m x 2.93m (9'11" x 9'7")

UPVC double glazed window to the side. Fitted wardrobes with overhead storage cupboards. Radiator.

Loft 8.24m x 3.19m (27'0" x 10'6")

4.75m x 4.37m (15'7" x 14'4") to the front area. 8.24m x 3.19m (15'7" x 10'6") to the rear. Accessed via a pull down ladder this loft has been split into two areas with the front being boarded and having light. There is a walkway to the rear area which has a uPVC double glazed window to the side, boarded floor, power and light.

Externally

Front

Gated access to a level garden laid to lawn with a sweeping driveway providing parking for numerous vehicles and leading to a single detached garage. Gated pedestrian access to either side to:

Rear

A fantastic sized level garden providing a wonderful space to entertain and offering a high degree of seclusion and privacy. Laid mainly to lawn, it has paved patios and pathways, mature trees and shrubs, a summer house and a shed.

TENURE: Freehold

COUNCIL TAX: F

EPC RATING: F

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

