

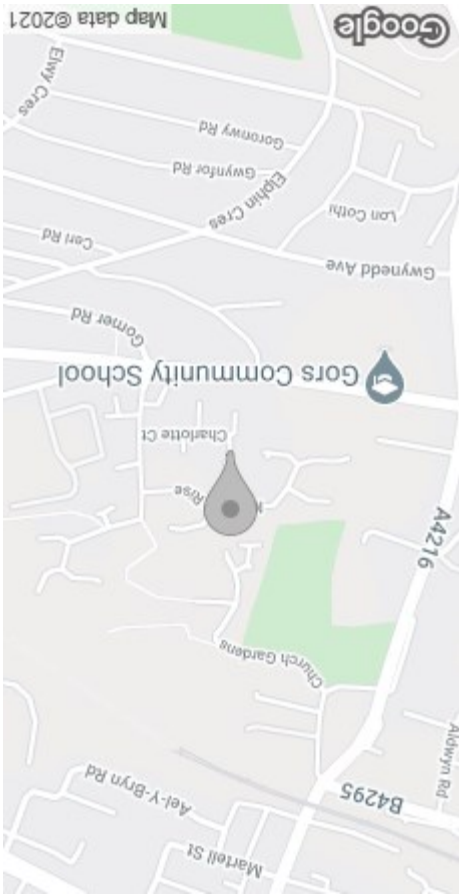
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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FLOOR PLAN



AREA MAP



GENERAL INFORMATION

Boasting a quiet and convenient cul de sac location this bright and surprisingly spacious extended end of terrace property enjoys well proportioned living space comprising welcoming lounge with opening into an open plan style sitting/dining room with French doors out to garden, pleasant kitchen/breakfast room with French doors to garden, four bedrooms, Ensuite shower room and bathroom. This well presented home benefits include Upvc d/g, gas c/h, parking for up to four vehicles and an attractive privately enclosed laid to lawn garden with patio seating areas and wooden storage shed. Within walking distance of local shops, amenities & a regular bus service. Enjoying easy access to Fforestfach retail park, the M4, city centre, Singleton hospital and Sketty. An ideal first time buy or family home with no upward chain involved. EPC = D.

FULL DESCRIPTION

ENTRANCE
Enter via Upvc double glazed obscured glass panel door into:-

LOUNGE
13'8" x 13'3" (4.163 x 4.037)
Bright and welcoming lounge, Upvc double glazed windows to front and side, stair case to first floor, built in under stairs storage cupboard, door into kitchen/breakfast room, radiator, wood effect flooring, opening into:

Open plan dining/sitting room

SITTING ROOM
12'2" x 9'7" (3.717 x 2.929)
Upvc double glazed window to front, set in coal effect electric fire with neutral hearth, backdrop and surround, radiator, wood effect flooring, opening into:

DINING ROOM
9'7" x 7'8" (2.926 x 2.332)
UPVC double glazed french doors to rear opening out onto garden enjoying a pleasant leafy green outlook, wood effect flooring.

KITCHEN/BREAKFAST ROOM
13'7" x 8'1" (4.147 x 2.474)
Upvc double glazed French doors to rear opening out onto garden enjoying a pleasant leafy green outlook, wood effect flooring.

FIRST FLOOR



LANDING
Loft hatch, radiator with wood surround, doors off to:

BEDROOM 1
10'6" x 9'8" (3.198 x 2.942)
Upvc double glazed window to front, radiator, door into:

EN SUITE
4'1" x 3'1" (1.243 x 0.939)
Three piece suite comprising low level WC, wall mounted wash hand basin, step in shower cubicle with electric shower over, Upvc double glazed obscured glass window to side, ceramic wall tiles, vinyl floor covering.

BEDROOM 2
11'8" x 10'3" (3.548 x 3.125)
Upvc double glazed windows to front, 1 set ceiling spotlights, built in storage cupboard, radiator, wood effect flooring.

BEDROOM 3
9'7" x 6'3" (2.927 x 1.906)
Upvc double glazed window to rear boasting a peaceful garden view outlook, radiator, wood effect flooring.

BEDROOM 4
8'0" x 6'9" (2.426 x 2.045)
Upvc double glazed window to rear offering a pleasant outlook over garden, wood effect flooring.

BATHROOM
6'9" x 5'6" (2.059 x 1.667)
Three piece suite comprising low level WC, vanity unit wash hand basin, set in bath with stainless mixer tap, Upvc double glazed obscured glass window to rear, ceramic wall tiles, radiator, vinyl floor covering.

EXTERNAL FRONT
Off road parking for up to four vehicles, low maintenance front garden.

SIDE AND REAR
An attractive privately enclosed laid to lawn rear garden with patio seating areas and paved pathway to side, external tap, wooden storage shed.

N.B.
Property is on a water meter.

DIRECTIONS:-
From our Sketty showroom, proceed to the traffic lights on Gower Road and turn right onto Vivian Road. At the second mini roundabout turn left onto Cockett Road and at the traffic lights turn right onto Gors Avenue. At the mini roundabout turn left onto Brynffordd and take the second left into Charlotte Court. Follow the road along and bear right. The property can be found on the left hand side.

