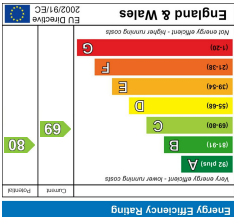
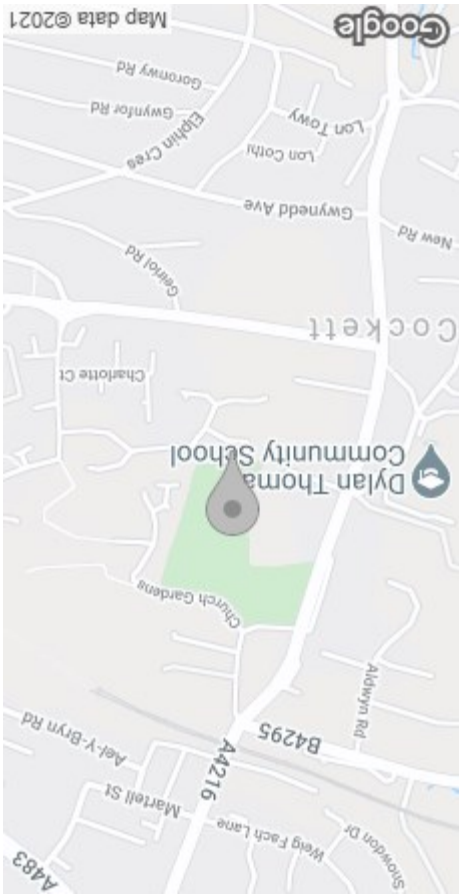


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



11 Sunnymead Close
Townhill, Swansea, SA1 6SD
Asking Price £254,995

4

bed

2

bath

3

sofa

c

car

GENERAL INFORMATION

We are pleased to market this modern style detached four bedroom family home ideally located in a very quiet cul-de-sac location within the popular estate in Cockett. This lovely home comprises of hallway, cloakroom, lounge, dining room, sitting room & kitchen/breakfast room to ground floor, four bedrooms, en-suite and bathroom to first floor. Benefits include Upvc double glazing, gas central heating, built in storage facilities, modern and very well kept decor throughout, fully enclosed and well kept rear garden with patio seating area, laid to lawn and an abundance of floral trees and bushes with driveway parking to the front. It offers easy access to Fforestfach Retail Park, M4 & City Centre. Viewing advised to admire this property's immaculate and well kept interior, spacious living accommodation and quiet family friendly location. EPC - C

FULL DESCRIPTION

- ENTRANCE**
Enter via wooden double glazed door and windows into:-
- HALLWAY**
Stair case to first floor, coving, radiator, doors off to:-
- CLOAKROOM**
Fitted with a white two piece suite comprising low-level WC, pedestal wash hand basin, extractor fan, splash back wall tiles, radiator, wood effect flooring.
- LOUNGE**
15'3" x 11'1" (4.65 x 3.39)
UPVC double glazed bay window to front, coving, two radiators, feature fireplace, double wooden glass doors into:-
- DINING ROOM**
11'2" x 10'5" (3.40 x 3.18)
UPVC double glazed French doors opening out to rear garden, coving, radiator, door into:-



- KITCHEN/BREAKFAST ROOM**
14'10" max x 13'3" (4.52 max x 4.05)
Fitted with a range of wall and base units with work surface over, set in stainless steel sink and drainer, integrated electric oven with four ring gas hob and extractor hood over, plumbed for washing machine and dishwasher, space for tall standing fridge freezer, spotlights, coving, UPVC double glazed window to rear, splash back wall tiles, radiator, tiled flooring, wooden double glazed door to side, internal door back into hallway.
- SITTING ROOM**
15'7" x 7'7" (4.75 x 2.31)
UPVC double glazed window to front, coving, radiator.

- FIRST FLOOR**
LANDING
Loft hatch, built in airing cupboard housing water tank, radiator, doors off to:-

- BEDROOM 1**
14'6" x 10'11" (4.41 x 3.32)
UPVC double glazed window to front, coving, radiator, fitted wardrobes, door into:

- EN SUITE**
7'6" x 5'10" (2.29 x 1.78)
Fitted with a white three-piece suite comprising low-level WC, pedestal wash hand basin, double shower cubicle with overhead stainless steel shower, UPVC double glazed obscure glass window to rear, built in storage cupboard, shaver point, splash back wall tiles, radiator, wood effect flooring.

- BEDROOM 2**
11'2" x 9'1" (3.41 x 2.77)
UPVC double glazed window to rear, coving, radiator.

- BEDROOM 3**
10'9" x 9'1" (3.27 x 2.78)
UPVC double glazed window to front, coving, radiator, built-in wardrobes and alcove shelving.

- BEDROOM 4**
9'11" x 8'4" (3.01 x 2.55)
UPVC double glazed window to rear, coving, radiator

- BATHROOM**
7'8"x6'2" (2.33x1.88)
Fitted with a white three-piece suite comprising low-level WC, pedestal wash hand basin, panel bath with overhead stainless steel shower, UPVC double glazed obscure glass window to side, splash back wall tiles, radiator, wood effect flooring.

- EXTERNAL**
FRONT
Open access onto driveway parking leading to entrance with well kept laid to lawn area.

- REAR**
Fully enclosed pleasant rear garden offering patio seating area and raised laid to lawn, with beautifully kept trees and bushes and decorative gravelled area.

