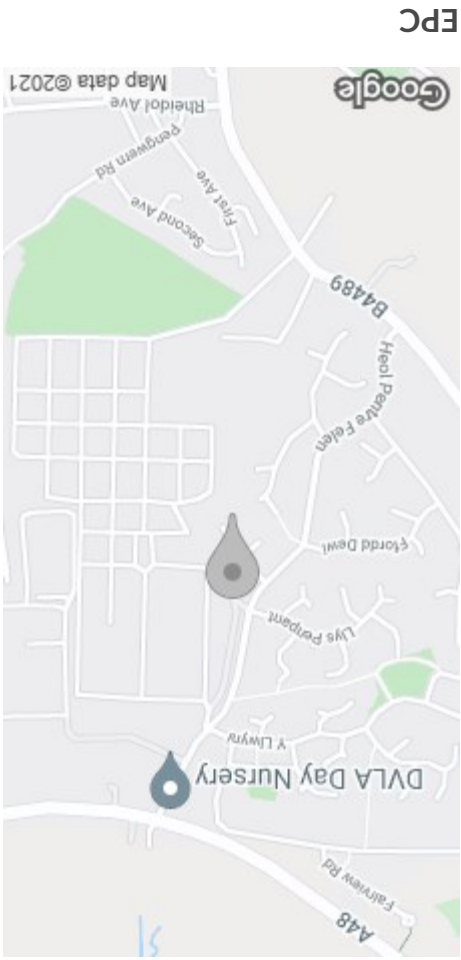
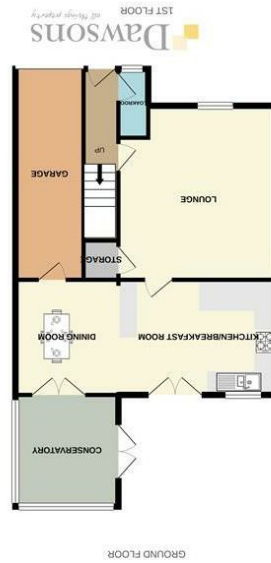
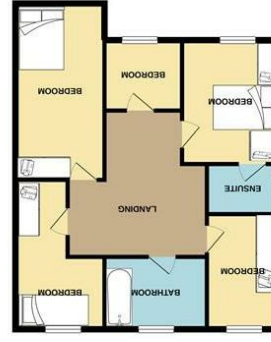


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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.

These plans have been made to show the accuracy of the layout contained here. Measurements taken on the ground may differ from those shown on the plans. The plans are not to be used for any other purpose and no responsibility is accepted for any loss or damage caused by their use. The plans are not to be used for any other purpose and no responsibility is accepted for any loss or damage caused by their use. The plans are not to be used for any other purpose and no responsibility is accepted for any loss or damage caused by their use.



AREA MAP



FLOOR PLAN



17 Cae Melyn
 Llangyfelach, Swansea, SA6 6FP
Offers In The Region Of £299,950



GENERAL INFORMATION

Unique opportunity to purchase a five bedroom detached family home located in the sought after location of Llangyfelach.

Ground floor comprises lounge, cloakroom, open plan kitchen/dining area opening to conservatory. First floor has 5 bedrooms, main bedroom with en-suite. Family bathroom. Externally the property has an enclosed south facing garden. Integral garage and driveway with ample off road parking. UPVC double glazing. Gas Combination heating. Freehold. EPC - C

Providing transport links to the M4 Corridor.



FULL DESCRIPTION

ENTRANCE HALLWAY

Composite door to front. Wood flooring. Stairs to first floor. Radiator.

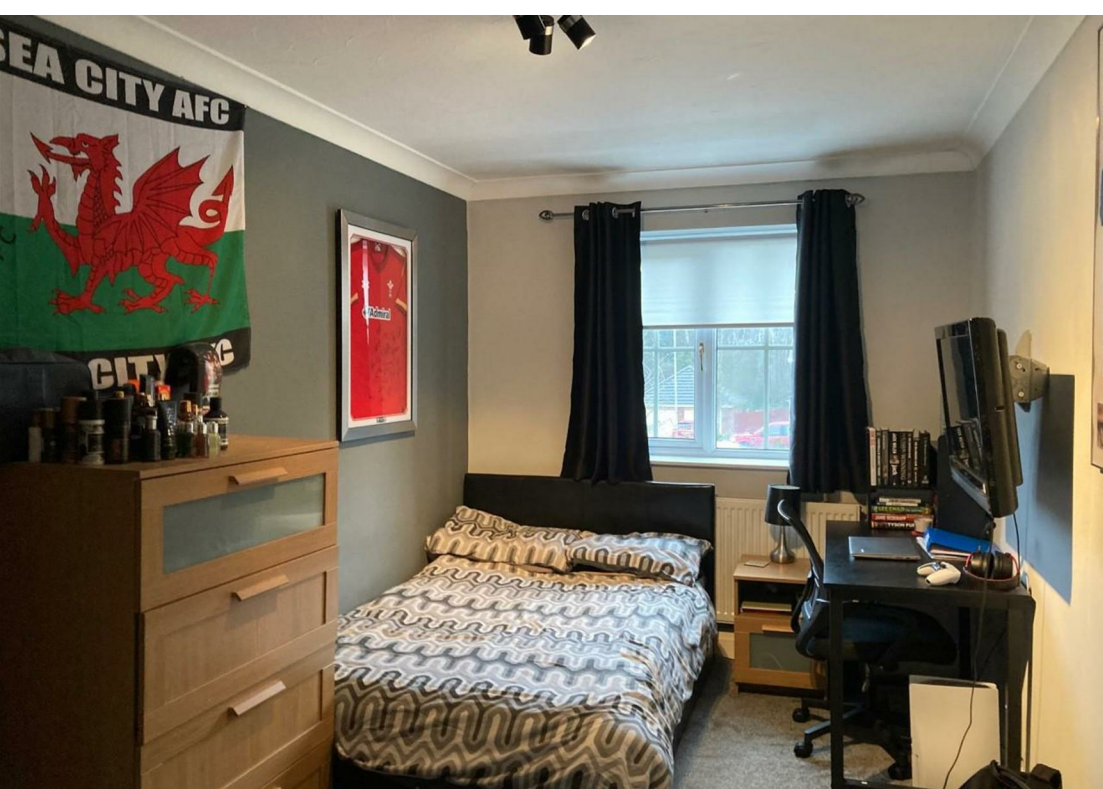
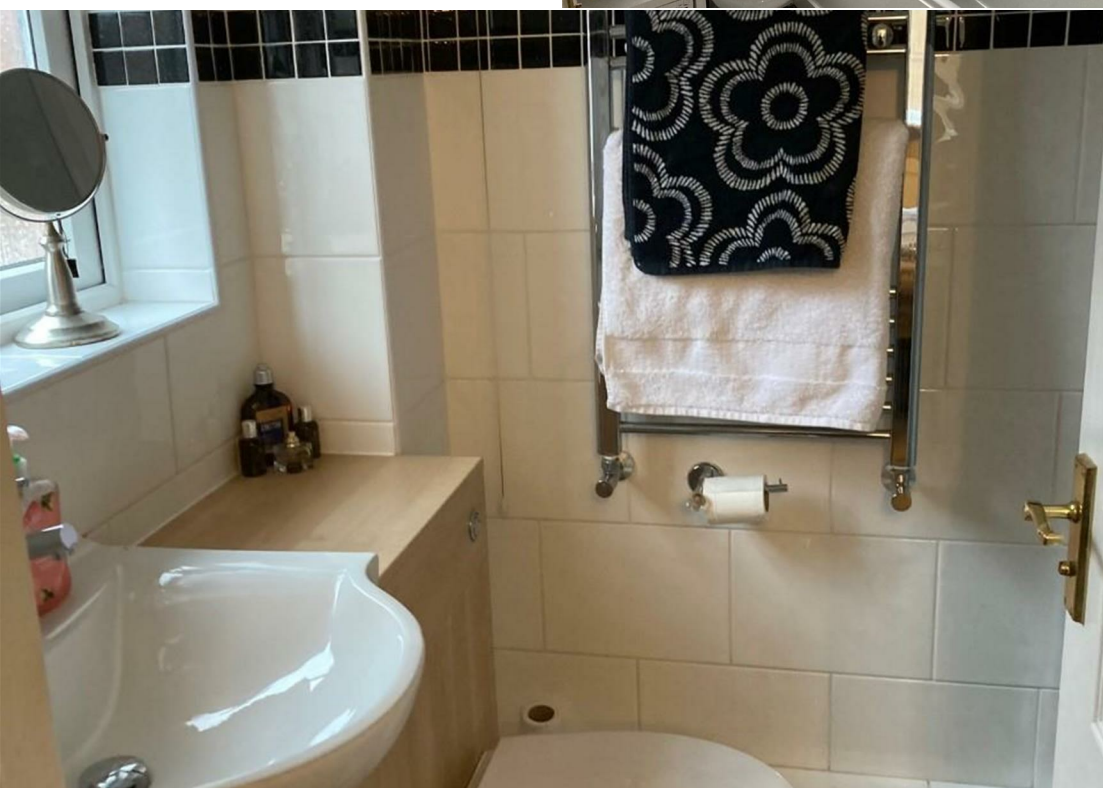
CLOAKROOM

White two piece suite comprising low-level WC and corner vanity basin with feature splashback tiling. UPVC double glazed window to front. Double radiator.

LOUNGE

16' x 12'2 (4.88m x 3.71m)

UPVC double glazed window to front. Double radiator. Wood flooring. Feature fireplace Stove style electric fire.



KITCHEN/BREAKFAST ROOM

14'9 x 10'8 (4.50m x 3.25m)

Fitted with a range of wall, base and drawer units with worktops over incorporating a stainless steel one and a half bowl sink unit. Plumbing for washing machine and dishwasher. Space for Range cooker with extractor over. Breakfast bar with display unit over. UPVC double glazed window to rear. UPVC double glazed patio doors to rear. Double radiator. Hydro Step flooring. Open plan to ...

DINING AREA

11'4 x 9'4 (3.45m x 2.84m)

Double radiator. Hydro Step flooring. Courtesy door to garage. Glazed doors to...

CONSERVATORY

10'8 x 9'4 (3.25m x 2.84m)

UPVC double glazed windows to side and rear. UPVC double glazed French doors to side. Hydro step flooring. Double radiator

LANDING

Access to loft via pull down ladder which is boarded with lighting. Airing cupboard housing wall mounted boiler.

BEDROOM 1

11'8 x 8'4 (3.56m x 2.54m)

UPVC double glazed window to front. Double radiator. Fitted wardrobes and over bed storage. Further built-in wardrobes.

ENSUITE

White three-piece suite comprising low-level WC, vanity wash hand basin and double shower cubicle. Walls fully tiled. Chrome towel radiator. UPVC double glazed window to side.

BEDROOM 2

16'6 x 8 (5.03m x 2.44m)

UPVC double glazed window to front. Double radiator.

FAMILY BATHROOM

White three-piece suite comprising modern wash hand basin, low-level WC and double ended bath with shower over. Walls part tiled with feature tiled panel. Spot lighting. Tiled floor. Double radiator. UPVC double glazed window to rear.

BEDROOM 3

10'7 x 8'4 (3.23m x 2.54m)

UPVC double glazed window to rear. Double radiator. Fitted wardrobes and over bed storage

BEDROOM 4

8'8 x 6'9 (2.64m x 2.06m)

UPVC double glazed window to front. Double radiator.

BEDROOM 5

11'6 max x 8'1 max (3.51m max x 2.46m max)

'L' Shaped. UPVC double glazed window to rear. Double radiator.

EXTERNAL

FRONT

Ample off road parking to front. Integral garage.

REAR

Enclosed rear garden with patio and lawn area. External tap.

Tenure

Freehold