



29 Maes Yr Haf, Llansamlet, Swansea, SA7 9ST

Asking Price: £249,950

- Beautifully Presented Dormer Style Semi Detached Property
- Popular And Sought After Residential Area
- Fully Fitted Modern Kitchen Open Plan Effect To Dining Room
- Driveway Parking For Multiple Vehicles
- 3/4 Bedrooms
- Spacious And Versatile Layout Ideal For Families
- First Floor Bathroom
- Enclosed And Secure Low Maintenance Rear Garden



Entrance Hallway

Entered via double glazed front door to hallway with silver oak effect laminate flooring, staircase giving access to the first floor, understairs built in storage cupboards and doors to:-

Lounge

A good size light and airy room with continued silver oak effect laminate flooring, open fire place housing electric fire and double glazed window to front aspect.

Study/Bedroom

This versatile study is a smart and flexible space designed to adapt to your lifestyle. Whether you're working from home, creating a dedicated playroom for the children, or accommodating a growing family with an additional bedroom, this room offers endless possibilities. With its generous proportions and natural light, it provides a comfortable and practical setting that can easily evolve to suit your needs.

Kitchen

Step into this stunning, fully fitted modern kitchen, designed to combine style, functionality and practicality in perfect harmony. Featuring a sophisticated selection of high-gloss cream base and wall units with chrome handles, this kitchen offers an abundance of drawer and cupboard space, perfectly complemented by a wood-effect roll-top work surface and a generous preparation area. At the heart of the space is a one-and-a-half bowl sink unit with sleek hot and cold mixer taps, ideal for busy family life. Cooking is effortless thanks to the built-in fan-assisted electric oven with grill, a four-ring induction hob, and a stainless steel extractor canopy and breakfast bar. For added convenience, plumbing is ready for tumble dryer or dishwasher and integrated washing machine, while feature brick-effect burgundy part-tiled walls, ceramic flooring, and spot lighting bring warmth, texture, and a contemporary feel to the room. A wall-mounted boiler supplies both domestic hot water and gas central heating, ensuring comfort all year round, and the double-glazed window overlooks the rear garden, flooding the space with natural light. The open-plan design seamlessly connects the kitchen to the dining area, making it perfect for entertaining or family gathering

Dining Room

With continued ceramic tile flooring, space for table and chairs and double glazed French doors with matching glazed side panels opening onto the rear garden.

First Floor Landing

With double glazed window to side aspect, attic hatch and doors to:-

Master Bedroom

A good size light and airy master bedroom with coving, spot lighting and double glazed window to rear aspect.

Bedroom Two

With double glazed window to front aspect.

Bedroom Three

With double glazed window to front aspect and further double glazed frosted window to side aspect.

Bathroom

A beautifully presented four-piece bathroom suite, designed with both style and functionality in mind. The suite features a striking panel bath in pristine white, complete with centrally mounted chrome taps and a convenient shower attachment, perfect for a relaxing soak or a quick refresh. The walk-in glazed shower cubicle houses a high-quality mains shower, offering a modern, spa-like experience. A sleek low-level WC and elegant wash hand basin complement the space, while the heated chrome towel rail adds a touch of luxury and practicality. Storage is effortlessly catered for with a built-in airing cupboard, keeping linens and essentials neatly tucked away. Natural light fills the room through double-glazed frosted windows to the side and rear, ensuring privacy without compromising brightness. This bathroom is a perfect blend of contemporary design, comfort, and convenience, ready to provide a luxurious daily experience from the moment you step in.



External

To the front of the property there is a tarmac driveway providing off-road parking for multiple viewings, alongside a neatly maintained lawned garden with flower borders and mature shrubs. To the rear, the enclosed, level, and secure garden is laid mainly to lawn and features a paved patio area, ideal for outdoor dining and entertaining. The garden is bordered by established flower beds with mature shrubs and benefits from walled boundaries, providing both privacy and a pleasant outlook.

Disclaimer

Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation and is not drawn to scale. We cannot confirm the tenure of the property is accurate and advise all buyers to obtain verification from their solicitor or surveyor. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers.



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