



**Pen Y Graig, Fagwr Road, Craig-Cefn-Parc,
Swansea, SA6 5TB**

OFFERS IN THE REGION OF £420,000

- Four Bedroom Detached Family Home
- Three Reception Rooms
- Two Three Piece Shower Rooms
- Fitted Kitchen/Breakfast Room
- Enclosed & Secure Garden With Far Reaching Views
- Off Road Parking For Multiple Vehicles



GROUND FLOOR**Entrance Hall**

Front aspect part opaque glazed door with opaque glazed flanking window, stairs to first floor

Snug

3.54m x 3.52m (11' 7" x 11' 7") Front aspect glazed window, radiator

Kitchen/Breakfast Room

4.55m x 3.30m (14' 11" x 10' 10") Two rear aspect glazed windows, range of eye and base level cupboards and drawers, space for range cooker, space for upright fridge freezer, breakfast bar, radiator, door to stairs leading to the lower ground, part open planned to:

Dining Room

6.31m (max) x 4.58m (20' 8" (max) x 15' 0") Two side aspect glazed windows, front aspect glazed double doors with glazed flanking windows, two velex windows, stairs leading to landing for bedroom four, door to:-

Shower Room

Rear aspect opaque glazed window, three piece suite comprising of double tile and glazed shower cubicle, vanity wash hand basin with mixer tap and storage under, WC, heated towel rail

LOWER GROUND**Family Room**

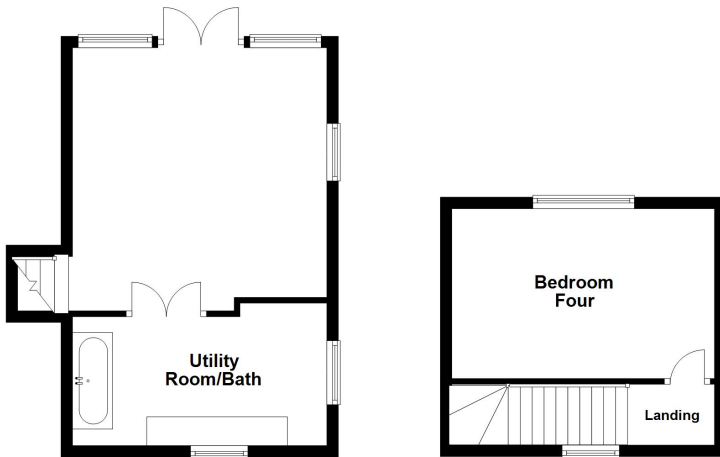
4.34m x 4.34m (14' 3" x 14' 3") Front aspect glazed double doors with glazed flanking windows with far reaching views, side aspect glazed window, radiator, double doors to:-

Utility Room/Bath

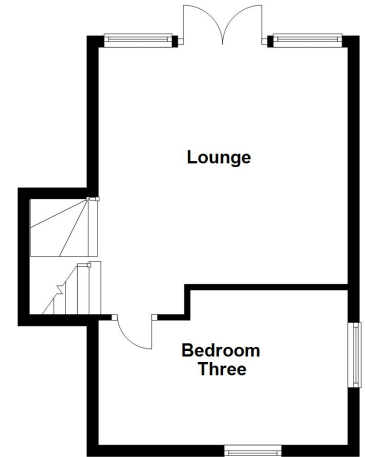
4.34m x 2.50m (14' 3" x 8' 2") Dual aspect glazed windows, range of built in cupboards, space and plumbing for washing machine, space for tumble dryer, space for upright fridge freezer, jacuzzi bath

FIRST FLOOR MAIN

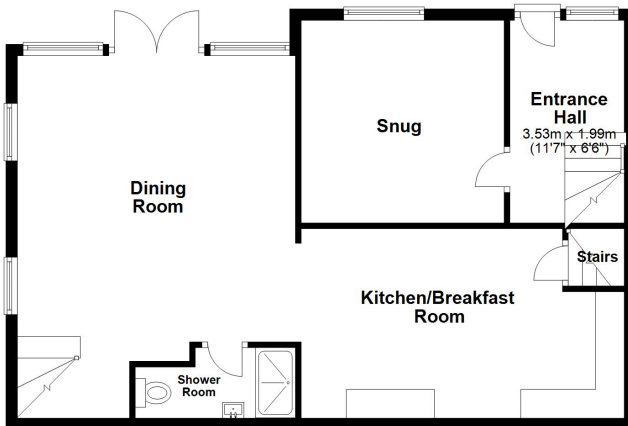
Basement



First Floor



Ground Floor



Second Floor

