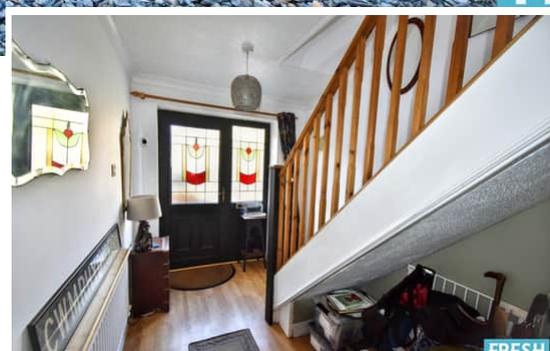




## Llwyn-Y-Golomen, Cwmrhydyceirw, Swansea , SA6 6SX

Asking Price: £349,950

- Conveniently Located Near DVLA, Morriston Hospital And All Good Schools
- Four Bedrooms
- Fantastic Family Home
- Front Side And Rear Gardens
- Quiet Cul-De-Sac Location In Sought After Residential Area
- Two Reception Rooms And A Conservatory
- Driveway Parking And Single Detached Garage
- South Facing Rear Garden



**Entrance Hallway**

4.42m x 1.99m (14' 6" x 6' 6")

Entered via double glazed front door with glazed side panel to hallway, with staircase giving access to the first floor, light oak effect laminate flooring, textured ceiling with coving and doors to:-

**Cloakroom**

A two piece suite comprising low level W.C, wash hand basin, ceramic tiled flooring, brick effect wall tiles in white, textured ceiling and double glazed frosted window to side aspect.

**Lounge**

4.29m x 3.84m (14' 1" x 12' 7")

A good size light and airy room with Parquet flooring, feature wooden fire place with marble back panel and matching heath, tectured ceiling with coving, double glazed window to front aspect and double doors that open onto:-

**Dining Room**

3.69m x 3.24m (12' 1" x 10' 8")

With textured ceiling and coving door giving access to kitchen and sliding patio doors to:-

**Kitchen**

3.47m x 2.65m (11' 5" x 8' 8")

A fully fitted modern kitchen in olive green with a good selection of matching base and wall units and drawer space with chrome handles, high gloss colour coordinated roll top work surface space and preparation area incorporating sink unit with hot and cold mixer taps over, plumbing for automatic washing machine and dishwasher, Kenwood double fan assisted oven with grill, hot plate, 5 ring ceramic hob with stainless steel back panel, light oak effect laminate flooring, space for fridge/freezer, textured ceiling with coving, double glazed window to side aspect, door to dining room , half glazed solid oak door back to hallway and double glazed door giving access to side arear aspect.

**Conservatory**

3.28m x 2.91m (10' 9" x 9' 7")

Double glazed with polycarbonate strengthened roof, ceramic tile flooring and double glazed patio doors that open onto rear garden.

**First Floor Landing**

With double glazed window to side aspect, attic hatch, textured ceiling, built in airing cupboard space (housing boiler supplying domestic hot water and gas central heating) and doors to:-

**Master Bedroom**

4.45m x 3.12m (14' 7" x 10' 3")

With fitted wardrobes, textured ceiling with coving, stripped pine floor boards and double glazed window to front aspect.



**Bedroom Two**

3.56m x 3.18m (11' 8" x 10' 5")

With textured ceiling and coving and double glazed window looking onto rear garden.

**Bedroom Three**

2.71m x 2.12m (8' 11" x 6' 11")

With textured ceiling and coving and double glazed window looking onto rear garden.

**Bedroom Four**

2.97m x 2.78m (9' 9" x 9' 1")

With laminate flooring, built in cupboard space and double glazed window to front aspect.

**Family Bathroom**

1.82m x 1.80m (6' 0" x 5' 11")

A three piece suite in white comprising panel bath with Triton electric shower over, wash hand basin, low level W.C., fully tiled walls, ceramic tile flooring and double glazed frosted window to side aspect.

**External**

Driveway parking for multiple vehicles leads to a detached single garage, complete with power, lighting, and an up-and-over door ideal for secure storage or additional workspace.

The front garden is designed for low maintenance, featuring attractive Welsh slate borders that add a stylish, contemporary touch.

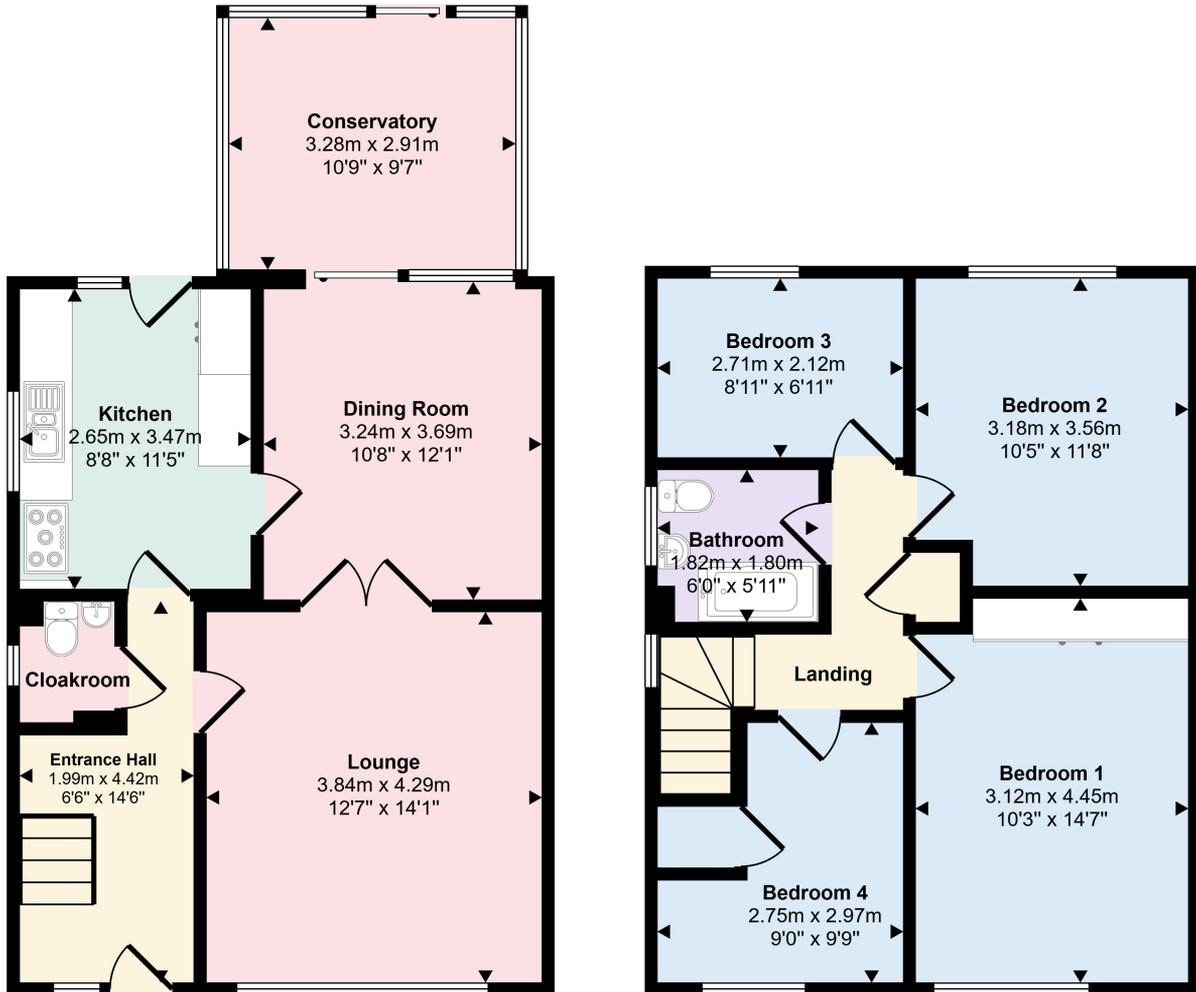
To the rear, the property boasts a private and fully enclosed south facing garden, perfect for relaxing or entertaining, with a paved patio area ideal for outdoor dining. The garden extends to the side, offering a well-kept lawn complemented by mature shrubs and established flower borders, all enclosed by fenced boundaries for added privacy.

**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.



Approx Gross Internal Area  
108 sq m / 1160 sq ft



### Ground Floor

Approx 58 sq m / 628 sq ft

### First Floor

Approx 49 sq m / 532 sq ft

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

