



Coed Y Crwys, Three Crosses, Swansea, SA4 3PW

Asking Price: £449,950

- Detached Bungalow
- immaculately Presented Throughout
- Double Garage
- A Must See Property
- Three Bedrooms
- Highly Sought After Semi Rural Location
- Enclosed And Level Private Rear Garden



Entrance Porch

Entered via double glazed front door to small porch with ceramic tile flooring, frosted glazed side panel and inner door to:-

Hallway

An L shaped hallway with built in coats cupboard, oak flooring and doors to:-

Lounge

4.25m x 4.64m (13' 11" x 15' 3")

A good size living room with solid oak wood flooring, coal effect inset gas fire with wooden mantle, marble back panel and matching hearth, textured ceiling with coving, double glazed window to front aspect and opening to:-

Dining Room

3.60m x 2.45m (11' 10" x 8' 0")

With oak flooring, door to kitchen, and double glazed French doors opening onto:-

Conservatory

3.65m x 2.45m (12' 0" x 8' 0")

Built upon brick plinth, doubled glazed with glass pitch roof, oak flooring and French doors opening onto rear garden.

Kitchen

3.41m x 2.43m (11' 2" x 8' 0")

A fully fitted and well appointed kitchen with a range of matching base and wall units in cream with chrome handles, colour coordinated work surface space and preparation area incorporating ceramic sink unit with hot and cold mixer taps over, built in fan assisted electric cooker, 4 ring gas hob and stainless steel and glass canopy over, fully tiled walls, built in wine chiller, textured ceiling, door giving access to hallway and double glazed window to rear aspect.

Utility Room

2.30m x 1.51m (7' 7" x 4' 11")

With fitted base and wall units, work surface space and preparation area incorporating single drainer stainless steel sink unit with hot and cold mixer taps over, part tiled walls, ceramic tile flooring, plumbing for both automatic washing machine and tumble drier, wall mounted boiler (supplying domestic hot water and gas central heating), extractor fan and double glazed door to side and rear.

Master Bedroom

3.51m x 2.74m (11' 6" x 9' 0")

With light oak effect laminate flooring, coving, double glazed window looking onto rear garden and door to:-

Ensuite Shower Room

2.29m x 1.31m (7' 6" x 4' 4")

A three piece suite comprising walk in glazed shower cubicle housing mains shower, vanity wash hand basin, low level W.C, fully tiled walls, ceramic tile flooring, spot lighting, extractor fan and double glazed frosted window to rear aspect.

Bedroom Two

3.90m x 2.64m (12' 10" x 8' 8")

With a selection of fitted wardrobes, oak flooring, coving and double glazed window to front aspect.

Bedroom Three

3.42m x 2.78m (11' 3" x 9' 1")

With oak flooring, coving and double glazed window to front aspect.

Family Bathroom

A three piece suite comprising panel bath with shower attachment over, vanity wash hand basin with storage cupboards under, low level W.C, built in airing cupboard space, fully tiled walls, ceramic tile flooring and double glazed frosted window to rear aspect.

External

Front Small Garden offering a welcoming entrance to the property.

Driveway then leads to a detached double garage, providing ample storage and parking space.

Pathway to the Side then extends to an enclosed private garden a spacious, flat garden that's enclosed for privacy, ideal for outdoor activities or relaxing. A beautiful and durable stone patio area, perfect for dining, socializing, or enjoying the outdoors.. A second patio area with feature Pergola, fenced Boundaries offering privacy and security and stunning and uninterrupted views of the surrounding countryside, making it feel tranquil and serene.

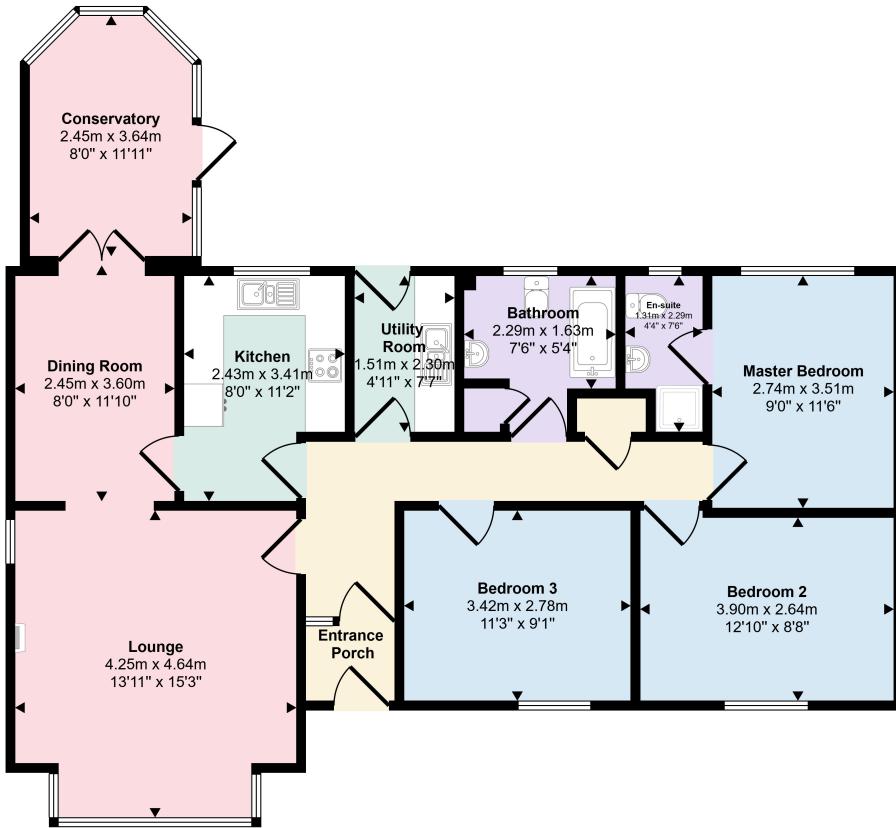


Disclaimer

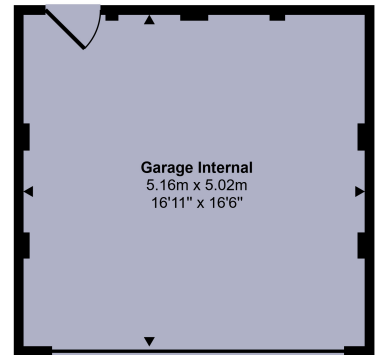
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation 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
127 sq m / 1363 sq ft



Floorplan
Approx 101 sq m / 1084 sq ft



Garage
Approx 26 sq m / 279 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		69	83
England, Scotland & Wales		EU Directive 2002/91/EC	

