



17 Cefn Draw, Three Crosses, Swansea, SA4 3PJ

Asking Price: £284,950

- Three Bedroom Semi Detached Bungalow
- Quiet Cul-de-sac Location
- No Forward Chain
- Driveway Parking For Multiple Vehicles
- Popular And Sought After Residential Area
- Potential To Develop Further Subject to all Planning Consents
- Single Detached Garage



Entrance

Entered via double glazed front door with matching glazed side panels to small porch with inner glazed door to:-

Hallway

An L shaped hallway with attic hatch (drop down ladder and light) and doors to:-

Lounge

5.13m x 3.77m (16' 10" x 12' 4")

A good size light and airy room, textured ceiling with coving, open fire place with wooden mantle and double glazed window to front aspect.

Kitchen

4.01m x 2.51m (13' 2" x 8' 3")

A fitted kitchen with a range of matching base and wall units, and draw space, colour coordinated work surface space and preparation area incorporating single drainer stainless steel sink unit, plumbing for automatic washing machine, gas cooker point, under counter fridge, tile effect wall paper, further space for under counter freezer or dishwasher, cushion flooring, double glazed door giving access to the rear garden and double glazed window looking onto rear garden.

Bedroom One

3.55m x 3.26m (11' 8" x 10' 8")

With double glazed window to front aspect.

Bedroom Two

3.36m x 3.04m (11' 0" x 10' 0")

With double glazed window looking onto rear garden.

Bedroom Three

3.31m x 2.42m (10' 10" x 7' 11")

With double glazed window to side aspect.

Shower Room

A three piece suite comprising double base, glazed walk in shower cubicle housing electric shower, low level W.C, wash hand basin, Respatex walls, tile effect cushion flooring, built in airing cupboard space housing boiler (supplying domestic hot water and gas central heating) heated towel rail, fitted shelves and two double glazed frosted windows to rear aspect

External

To the front of the property, a private driveway provides convenient off-road parking and leads to a single detached garage perfect for additional storage or secure parking. The front garden is neatly laid to lawn, creating an attractive first impression and enhancing the home's kerb appeal.

A pathway to the side of the property continues through a wooden gate, opening into a generous, fully enclosed rear garden. Designed with both privacy and enjoyment in mind, the garden is mainly laid to lawn and bordered by well stocked flower beds and mature shrubs, offering colour and interest throughout the seasons paved patio area and garden shed, ideal for families, pets, and outdoor entertaining alike.

AGENTS NOTE

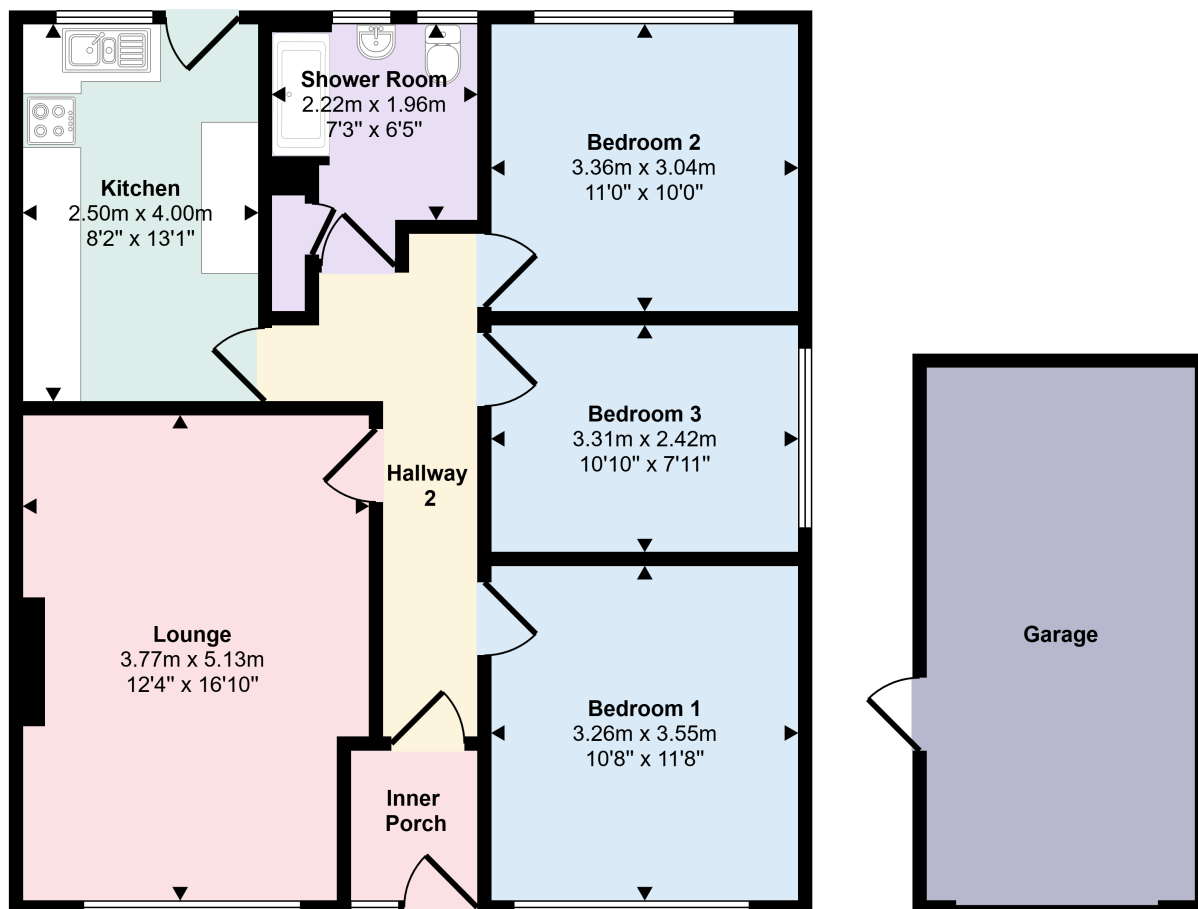
The bungalow has a 999 year lease from 20/06/1967 to 25/12/2964 with 939 years remaining with a ground rent payable of £30.00 per annum. For more information please contact the sales office on 01792 464757 option 1 for sales.

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
94 sq m / 1011 sq ft



Floorplan

Approx 78 sq m / 837 sq ft

Garage

Approx 16 sq m / 173 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		
England, Scotland & Wales	52	85
EU Directive 2002/91/EC		

