



## 7 Usk Place, Cwmrhydyceirw, Swansea, SA6 6RE

Asking Price: £600,000

- Four Bedroom Detached Family Home
- Master Bedroom With En Suite & Walkin Wardrobe
- Enclosed & Secure Garden With Parking & Double Garage
- One bedroom Annexe With Loft Room
- Lounge, Kitchen/Dining Room, Office, Shower Room Downstairs
- No Onward Chain





**Entrance Hall**

Front aspect part opaque glazed door, stairs to first floor landing, utility cupboard, two storage cupboards, doors to:-

**Lounge**

8.61m (max) x 7.60m (28' 3" (max) x 24' 11") Two front aspect glazed bay windows, rear aspect glazed double doors to garden, two radiators, doors to:-

**Kitchen/Dining Room**

6.55m x 3.06m (21' 6" x 10' 0") Rear aspect glazed window, rear aspect glazed door to garden, range of eye and base level cupboards and drawers, inset double stainless steel sink unit with mixer taps, space for range cooker, space for upright fridge freezer, radiator

**Office**

3.47m x 2.44m (11' 5" x 8' 0") Front aspect glazed bay window

**Shower Room**

Side aspect opaque glazed window, plumbing for shower, sink and W/C

**First Floor Landing**

Stairs to loft room, side aspect glazed window, doors to:-

**Bedroom One**

6.49m x 3.62m (21' 4" x 11' 11") Two front aspect glazed windows, two radiators, doorway to walk in wardrobe, door to:-

**En Suite Shower Room**

Rear aspect opaque glazed window, three piece suite comprising of tile and glazed shower cubicle, wash hand basin with mixer taps, W/C, heater towel rail, extractor fan

**Bedroom Two**

5.24m x 3.78m (17' 2" x 12' 5") Rear aspect glazed window, radiator

**Bedroom Three**

3.83m x 2.74m (12' 7" x 9' 0") Front aspect glazed window, radiator

**Bedroom Four**

3.13m x 2.41m (10' 3" x 7' 11") Rear aspect glazed window, radiator

**Bathroom**

Rear aspect glazed window, three piece suite comprising of p-shaped bath, W/C, wash hand basin

**Loft Room**

Two side aspect Velux windows

**ANNEXE****Living/Kitchen Space**

6.59m x 5.78m (21' 7" x 19' 0") Front aspect door, side aspect glazed window, range of eye and base level cupboards and drawers, inset one and a half bowl stainless steel single drainer sink unit with mixer taps, space for cooker, space for upright fridge freezer, stairs to loft room, doors to:-

**Bedroom**

3.31m x 3.16m (10' 10" x 10' 4") Front aspect glazed window, heater

**Shower Room**

Three piece comprising of tile and glazed shower cubicle, W/C, wash hand basin

**Loft Room**

5.79m (at floor level) x 4.90m (at floor level) (19' 0" (at floor level) x 16' 1" (at floor level) Front aspect glazed window

**Garage**

5.76m x 5.32m (18' 11" x 17' 5")

**Outside**

Outside has a double garage, parking for several cars with enclosed and secure wrap around garden consisting of paved areas and a lawn

**Tenure**

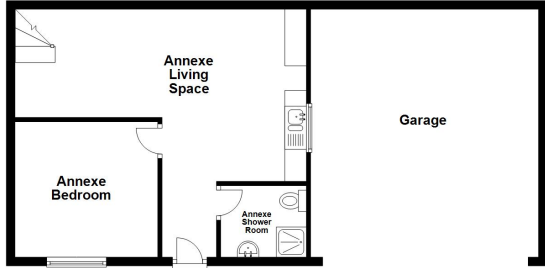
We believe the property to be freehold

**DISCLAIMER**

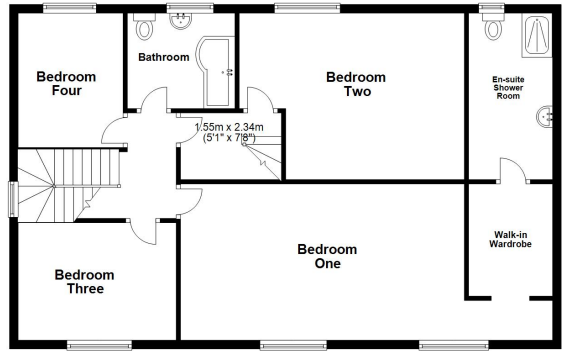
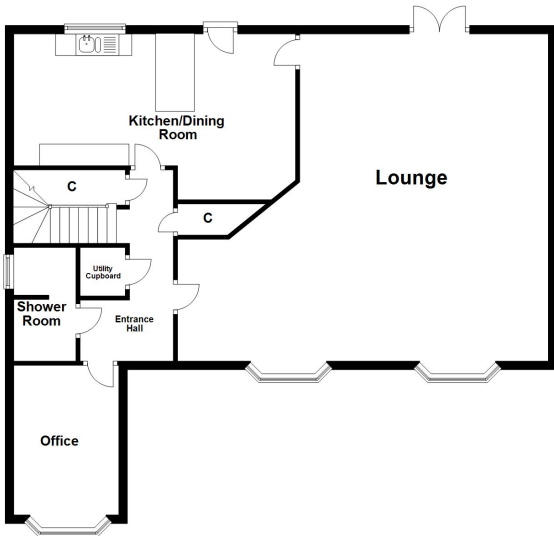
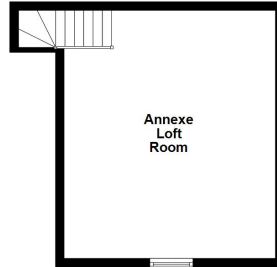
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation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



Ground Floor



First Floor



Second Floor

