



**Howells Road, Dunvant, Swansea, SA2 7SX**

**Asking Price: £379,950**

- Extended Three Bedroom Family Home
- Two Bathrooms
- Popular And Sought After Residential Area
- Fantastic Family Home
- Freehold Title
- Two Reception Rooms
- Integral Garage
- Good Size Enclosed Rear Garden
- No Forward Chain



### **Entrance Hallway**

Entered via double glazed front door with matching glazed side panels giving access to hallway with staircase giving access to the first floor, fitted wall lights, textured ceiling with coving and doors to:-

### **Lounge**

A good size light and airy family room, feature sandstone fireplace housing inset coal effect gas fire, ceiling rose with textured ceiling, fitted wall lights, under stairs storage cupboard, dado rail, double glazed window to front aspect and door to:-

### **Kitchen/Dining Room**

A fully fitted and extremely well presented modern kitchen with a wide range of matching base and wall units in cream with colour coordinated high gloss roll top work surface space and preparation area incorporating one and a half bowl ceramic sink unit with hot and cold taps over, brick effect tiled walls, ceramic tile flooring, built in fan assisted Neff electric cooker with matching microwave unit, 4 ring gas hob and extractor canopy over, plinth and under cupboard strip lighting, integral dish washer, double glazed window looking onto rear garden. The kitchen is open plan effect to a spacious and comfortable dining area with fitted ceiling fan light, textured ceiling with coving, door back to hallway and opening to:-

### **Conservatory**

Built upon brick plinth, double glazed windows and door with tinted glass pitch roof, ceiling fan light, grey oak effect laminate flooring and double glazed door opening onto rear garden.

### **Utility Room**

With ceramic tile flooring, space for an American style fridge/freezer, a selection of fitted wall units, work surface space and preparation area with plumbing for automatic washing machine under, coving, door giving access to integral garage and further door giving access to side and rear garden.

### **Shower Room**

A three piece suite comprising walk in glazed shower cubicle housing power shower, vanity wash hand basin with storage cupboard space under, low level W.C, textured ceiling with coving and double glazed frosted window.

### **First Floor Landing**

With textured ceiling and coving, fitted roof window and doors to:-

### **Master Bedroom**

A good size and comfortable room with a selection of fitted wardrobes and matching dressing table and bed side cabinets, textured ceiling with coving and double glazed window to front aspect.

### **Bedroom Two**

With fitted over bed wardrobes with matching dressing table, textured ceiling with coving and double glazed window to front aspect.

### **Bedroom Three**

Fitted wardrobes with sliding mirrored doors and a further selection of fitted wardrobes, ceiling fan light, textured ceiling with coving and double glazed window to rear giving open aspect views.

### **Family Bathroom**

A four piece fitted suite comprising corner bath, walk in shower cubicle, vanity wash hand basin, low level W.C, fully tiled walls, attic hatch, built in airing cupboard space and double glazed frosted window.

### **Integral Garage**

Accessed by electronically operated up and over roller door, power and light and further door giving access to utility room.

### **Front And Rear Gardens**

To the front of the property is a low maintenance garden with artificial grass, security lighting and block paviour pathway. To the rear of the property is a good sized level and enclosed rear garden with paved patio with seating area and balcony, feature decked area, garden laid mainly to lawn, bbq area/bar, a selection of mature shrubs, flower borders and conifers, 2 sheds and a green house, outside lighting and electric spur, wall and fenced boundaries and open aspect views.

### **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.



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