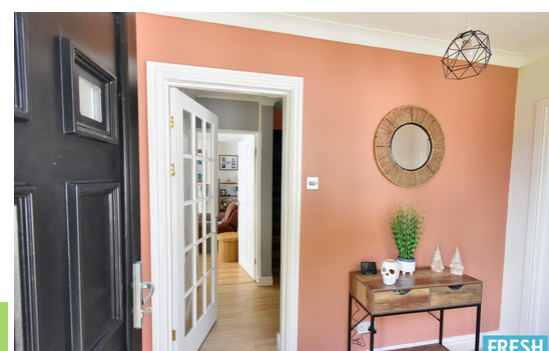
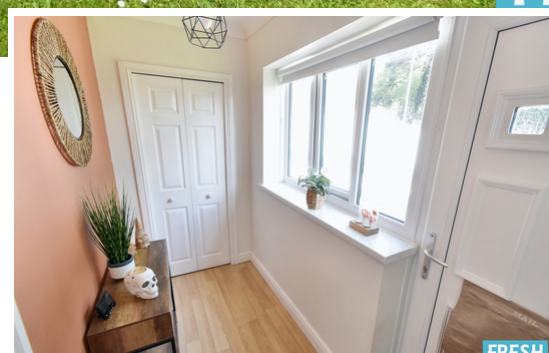




**15 Cwmgelli Drive, Treboeth, Swansea, SA5 9BS**

**Offers in the region £219,995**

- An Extremely Well Presented Family Home
- A Fully fitted And Well Presented Kitchen
- Highly Sought After And Popular Residential Area
- First Floor 4 Piece Bathroom
- Three Bedrooms
- Generous Size Corner Plot
- Driveway Parking And Single Detached Garage
- Front Side And Rear Gardens



**Entrance Porch**

2.846m x 1.450m (9' 4" x 4' 9")

Entered via double glazed side door giving access to porch, light oak effect laminate flooring, built in coats cupboard and inner glazed door to:

**Hallway**

1.826m x 1.171m (6' 0" x 3' 10")

With staircase giving access to the first floor, feature glass blocks, textured ceiling with coving and door to:-

**Lounge**

5.574m x 3.698m (18' 3" x 12' 2")

A generous light and airy comfortable lounge, light oak effect laminate flooring, textured ceiling with coving, feature inset electric fire within ornate mantle and marble hearth, large double glazed window to front aspect and door to:-

**Kitchen/Breakfast Room**

4.205m x 2.992m (13' 10" x 9' 10")

A fully fitted and very well presented modern fitted kitchen with a wide selection of matching base and wall units in high gloss white with colour coordinated roll top work surface space and preparation area incorporating stainless steel sink unit with hot and cold mixer taps over, built in electric fan assisted cooker, 4 ring ceramic hob and stainless steel extractor canopy over, brick effect part tiled walls in white, ceramic tile flooring, plumbing for automatic washing machine and dish washer, space for fridge freezer and double glazed window looking onto rear garden. The kitchen is open plan effect to a breakfast room/dining area with continued ceramic tile flooring, inset spot lighting and double glazed French doors opening onto rear garden.

**First Floor Landing**

With textured ceiling and coving, attic hatch and doors to:-

**Bedroom One**

3.672m x 3.576m (12' 1" x 11' 9")

With medium oak effect laminate flooring, fitted wardrobes and double glazed window to front aspect.

**Bedroom Two**

3.363m x 2.735m (11' 0" x 9' 0")

With medium oak effect laminate flooring, built in wardrobe and double glazed window looking onto rear garden.

**Bedroom Three**

With beech effect laminate flooring, textured ceiling with coving and double glazed window to front aspect.

**Bathroom**

A four piece suite in white comprising panel bath, walk in glazed shower cubicle housing electric shower, vanity wash hand basin with storage space under, low level W.C, fully tiled walls, ceramic tile flooring, heated chrome towel rail, inset spot lighting, textured ceiling with coving and two double glazed frosted windows to rear.

**External**

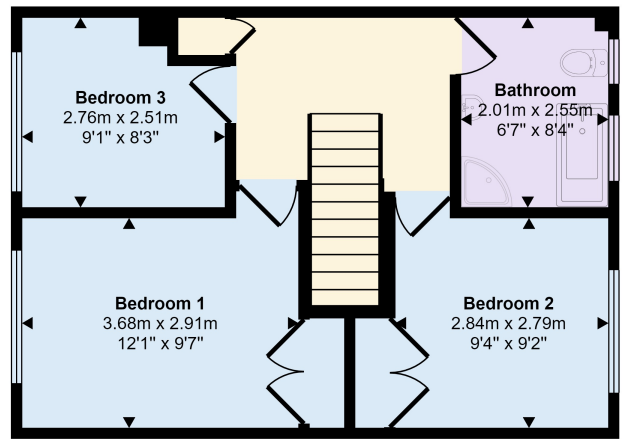
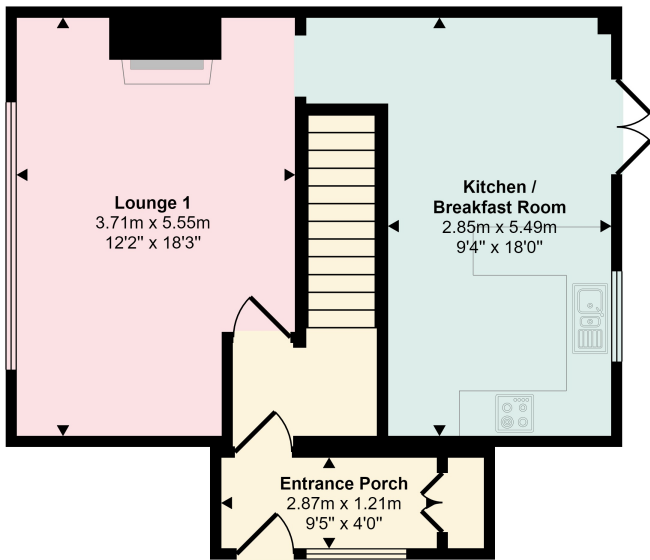
The property sits in a generous size corner plot with front and side gardens laid mainly to lawn with a selection of mature shrubs, evergreens and flower borders with wall and fenced boundaries. Gate to the side then gives access to an enclosed and secure tiered low maintenance rear garden with paved patio area and astro turf with purpose built block storage/potting shed and wall boundaries. The property also benefits from driveway parking and single detached garage with power and light.

**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  
92 sq m / 991 sq ft



First Floor  
Approx 44 sq m / 468 sq ft

Ground Floor  
Approx 49 sq m / 522 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.

