



Swansea Road, Waunarlwydd, Swansea, West Glamorgan SA5 4SR

- Well-presented three bedroom property
- Semi-detached
- Off-road parking & detached garage
- Garden



PROPERTY DESCRIPTION

Bay is delighted to bring to market this well-presented, three-bedroom semi-detached house in Waunarlwydd. Tastefully decorated, the property briefly comprises an entrance hallway, leading to a living room/dining area with open-plan access to a kitchen/diner in contemporary design. Upstairs, there are three double bedrooms, and a bathroom with shower over bath. Externally, the property benefits from an enclosed rear patio with steps to rear garden and detached single garage. To the side there is off-road parking and to the front an area of lawn garden. The property benefits from the local amenities in Waunarlwydd and Gowerton, with road links to the M4, Swansea, Llanelli and Gower. Viewing is recommended. No chain. Ideal for first time buyers and families. Freehold. Council Tax: Band C. Virtual tour available!



ROOM DESCRIPTIONS

Hallway

Fitted carpet. Carpeted staircase to first floor with cupboard understairs. White uPVC entrance door. Ceiling light fitting. Overhead cupboard housing consumer unit. Door leading to:-

Living Room

4.458m x 6.204m (14' 8" x 20' 4") [L-shaped. Measurements taken to furthest point of room]
Fitted carpet. Two ceiling light fittings. White uPVC surround double glazed window to front and two windows to side. Radiator. Feature fireplace with coal effect fire.

Kitchen

4.469m x 2.90m (14' 8" x 9' 6") [Measurements taken to furthest point of room to include WC]
Vinyl flooring. A range of wall and base units in navy with marble effect laminate work surface and overhead cabinets in gloss white, incorporating sink with rinse bowl and drainer unit. Integrated oven, gas-fired hob, stainless steel splashguard and overhead extractor fan. Plumbed for washing machine and tumble dryer. Space for fridge/freezer. Partial splash-back tiling. Recessed ceiling spotlights. White uPVC surround double glazed door to back garden and double glazed windows either side.

WC

1.411m x 0.726m (4' 8" x 2' 5") [Measurements taken to furthest point of room]
Vinyl flooring. Ceiling light fitting. WC. Wall mounted sink with mixer tap. Partial splash-back wall tiling. Heated towel rail. White uPVC surround double glazed window with privacy glass.

First Floor Landing

Fitted carpet. Ceiling light fitting. Access hatch to attic. Doors leading to:-

Main Bedroom

4.386m x 3.835m (14' 5" x 12' 7") [Measurements taken to furthest point of room and into wardrobe space]
Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window to front. Wardrobe space with sliding doors. Radiator.

Bedroom 2

3.465m x 3.073m (11' 4" x 10' 1") [Measurements taken to furthest point of room]
Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window to side. Radiator.

Bedroom 3

3.563m x 2.963m (11' 8" x 9' 9") [Measurements taken to furthest point of room and into airing cupboard space]
Fitted carpet. Ceiling light fitting. White uPVC surround double glazed window to rear. Cupboard space, housing combi boiler, with overhead wall mounted unit. Radiator.

Bathroom

1.462m x 1.967m (4' 10" x 6' 5") [Measurements taken to furthest point of room]
Vinyl flooring. Ceiling light fitting. White uPVC surround double glazed window to rear with privacy glass. White three piece suite comprising bath with shower, shower attachment and glass screen, low level WC with button flush, and wash hand basin in vanity unit. Wardrobe space with sliding doors. Heated towel rail. Partial splash-back wall tiling.

External

Externally, the property benefits from an enclosed rear patio with steps to rear garden and detached single garage. To the side there is off-road parking and to the front an area of lawn garden.

Tenure & Utilities

Tenure: Freehold
Council Tax: Band C

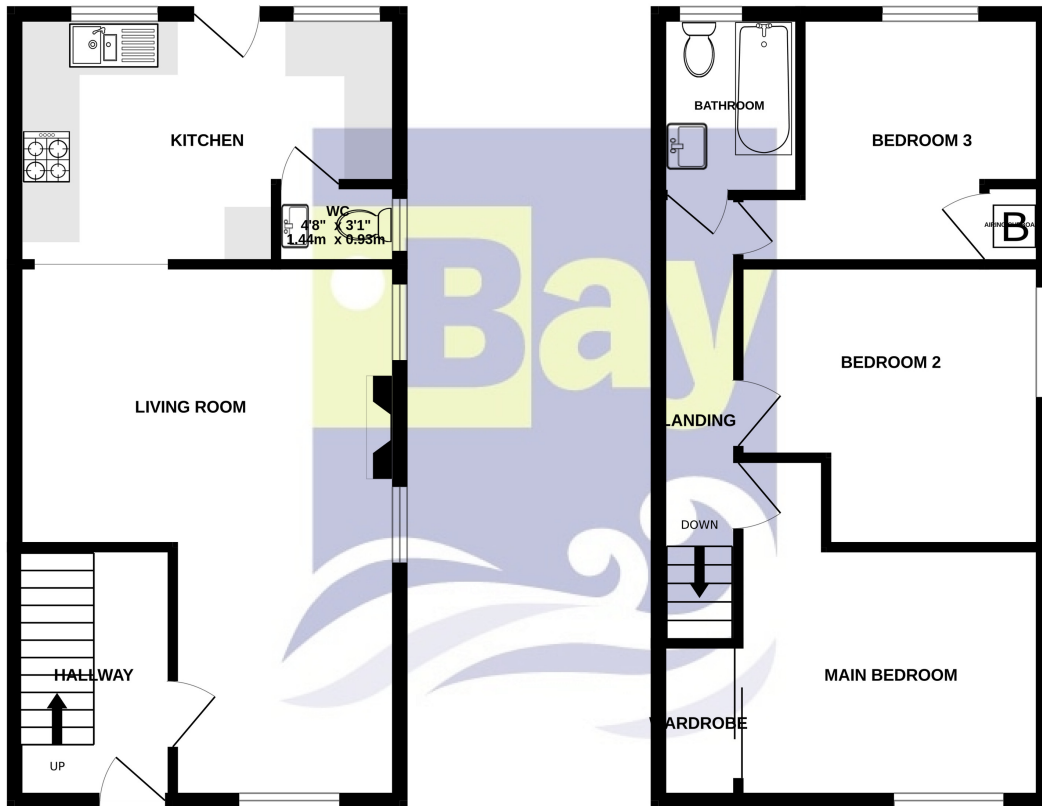


FLOORPLAN



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bay Estates & Lettings Agents

29, Camona Drive, Maritime Quarter, Swansea, SA1 1YJ

01792 645566

mail@bayestateagents.com