



8 Golwyg y Mynydd, Craig Cefn Parc, Swansea, SA6 5RF

Asking Price: £475,000

- A Beautiful Individually Designed Family Home
- Two Reception Rooms
- Open Aspect Countryside Views
- A Must See Property
- Four Bedrooms
- Ensuite Shower To Master Bedroom
- No Forward Chain



Entrance

Entered via double glazed front door with matching glazed side panel, built in coats cupboard, textured ceiling with coving and small steps to:-

Lounge

5.093m x 5.675m (16' 9" x 18' 7")

A beautiful light and airy room, feature ornate fireplace with inset fire and matching hearth, fitted wall lights, large double glazed window to front aspect and small steps to:-

Dining

5.559m x 3.226m (18' 3" x 10' 7") With feature spindled balcony looking onto lounge, vaulted textured ceiling, double glazed window to side aspect, four raised picture windows to front aspect and stairs giving access to lower and upper floors.

Kitchen

5.515m x 3.049m (18' 1" x 10' 0")

A fully fitted modern kitchen with a good selection of matching base and wall units in beech with colour coordinated roll top work surface space and preparation area incorporating one and a half bowl sink unit with hot and cold mixer taps over, patterned tile flooring, brick effect part tiled walls, built in fan assisted electric oven, 4 ring ceramic hob and stainless steel extractor canopy over, plumbing dishwasher, textured ceiling, double glazed window to rear aspect and double glazed patio doors opening onto rear garden.

Lower Ground Floor

With textured ceiling, double glazed window to rear and doors to:-

Cloakroom

1.950m x 1.636m (6' 5" x 5' 4")

A two piece suite comprising low level W.C, wash hand basin, eaves storage space and extractor fan.

Utility Room

4.438m x 1.687m (14' 7" x 5' 6")

With fitted base units, colour coordinated work surface space and preparation area incorporating single drainer stainless steel sink unit with hot and cold mixer taps over, plumbing for automatic washing machine, double glazed window and door to the side, door giving access to integral garage and further door to:-

Study/Office/Bedroom

3.517m x 2.822m (11' 6" x 9' 3")

Suitable for many uses including play room, study/office or for the larger family a further bedroom, textured ceiling with coving and double glazed patio doors leading onto rear garden.

First Floor Landing

With built in airing cupboard space and doors to:-

Master Bedroom

4.856m x 4.351m (15' 11" x 14' 3")

A good size light and airy room, textured ceiling with coving, double glazed patio doors opening onto balcony giving fantastic open aspect countryside views and door to:-

Ensuite Shower Room

2.918m x 1.895m (9' 7" x 6' 3")

A three piece suite comprising walk in glazed shower cubicle housing electric shower, vanity wash hand basin with storage draws under, low level W.C, textured ceiling with coving and double glazed frosted window to front aspect.

Bedroom Two

4.742m x 2.795m (15' 7" x 9' 2")

With fitted wardrobes, coving and double glazed window to the rear.

Bedroom Three

4.697m x 3.381m (15' 5" x 11' 1")

With double glazed window looking onto rear garden.

Family Bathroom

2.768m x 1.829m (9' 1" x 6' 0")

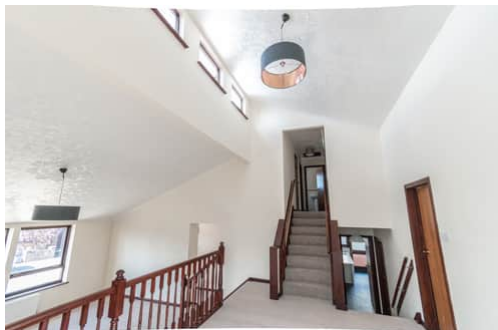
A three piece suite comprising panel bath with electric shower over and glazed side screen, low level W.C, wash hand basin, fully tiled walls, chrome heated towel rail and double glazed frosted window to the rear.

External

To the front of the property is driveway parking that leads to an integral garage (with up and over door, power and light) Cotswold shingled forecourt and fenced boundaries. Pathway to the side then extends giving access to a good size secure and enclosed rear garden laid to lawn, feature decked area, childrens climbing frame and wooden summer house

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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