



## Priors Way, Dunvant, Swansea, SA2 7UH

Asking Price: £319,950

- An Extended Semi Detached Family Home
- Popular And Sought After Residential Area
- Fantastic Family Home
- Enclosed & Secure Garden With Far Reaching Views
- Five Bedrooms
- Three Reception Rooms
- Driveway Parking
- Close To All Local Amenities





**Entrance hallway**

Entered via double glazed front door to hallway with Spindled staircase giving access to the first floor under stair storage, grey light oak flooring ,contemporary radiator, inset spot lighting, oak internal doors leading to :-

**Lounge**

3.89m x 4.32m (12' 9" x 14' 2")

Double glazed window to front, engineered wooden flooring, feature fireplace with electric fire and chrome surround, contemporary radiator, opening to:-

**Kitchen / Diner**

5.35m x 6.12m (17' 7" x 20' 1")

Double glazed french doors to rear , spot lighting , contemporary radiator , vaulted ceiling with velux windows , grey wood effect tiled flooring, central breakfast island with roll top high gloss worktop and power sockets with feature lighting over, space for fridge freezer ,shaker style light cream modern fitted kitchen, high gloss worktop with a range of wall and base units with internal additional storage and pull out drawers with chrome handles, leisure cuisine master 100 double oven and 5 ring gas hob with hotplate, double belfast sink unit, dishwasher, built in microwave, space for dining table double glazed French doors to rear with matching glazed side panels, oak door leading to:-

**Utility Area**

2.57m x 2.09m (8' 5" x 6' 10")

Double glazed window and Upvc door to rear, plumbing for washing machine , space for tumble dryer, worktop space, tiled floor, built in cupboard, doors to :-

**Cloakroom**

Two piece suite comprising Low level wc , wash hand basin , built in cupboard space housing boiler (supplying domestic hot water and gas central heating)

**Study / Cwtch**

3.83m x 2.44m (12' 7" x 8' 0") Laminate wooden flooring , Double glazed window to front

**First Floor Half Landing**

Doors leading to:-

**Master bedroom**

3.89m x 3.20m (12' 9" x 10' 6")

Double glazed window to front , grey laminate flooring

**Bedroom 2**

3.13m x 3.20m (10' 3" x 10' 6")

Double glazed window to rear with countryside views, grey laminate flooring, sliding door wardrobe, chrome spot lighting

**Bedroom 3**

2.94m x 2.38m (9' 8" x 7' 10")

Double glazed window front , medium oak flooring

**Bedroom Four**

3.93m x 2.44m (12' 11" x 8' 0")

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

**Bathroom**

2.05m x 1.64m (6' 9" x 5' 5")

A three piece suite comprising L shape panel bath with T80 electric shower over, wash hand basin , low level wc , black heated towel rail , double glazed frosted to rear

**Half Landing**

Double glazed window to rear



**Second floor Attic style room**

4.88m x 4.69m (16' 0" x 15' 5")

Accessed off the main first floor landing to an open space suitable for many uses such as storage, study or work from home office space , oak door leading to a large attic style bedroom offering comfortable light airy relaxation, with rear velux windows giving open aspect countryside views, vaulted ceiling with good head height and eave storage space.

**Ensuite**

Oak door leading , chrome mounted single shower unit, curved panelled slipper bath, velux window , chrome radiator, part tiled walls, wc , wash hand basin , wood effect flooring

**External**

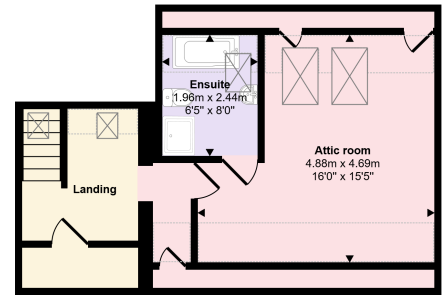
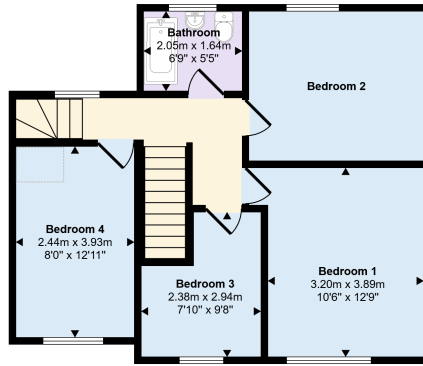
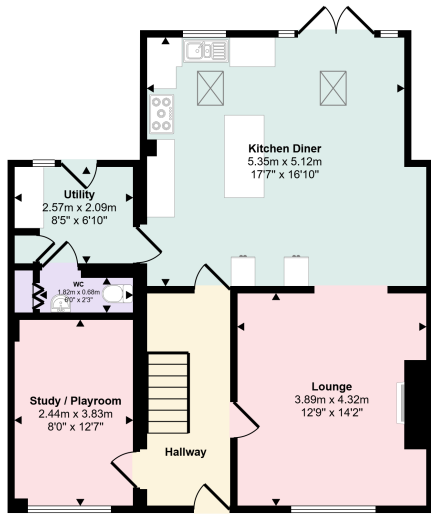
Driveway to front for multiple cars, low maintenance front garden laid mainly to lawn with a selection of mature hedgerow, side access via wooden gate leading to rear garden , garden shed. Rear low maintenance enclosed garden, featuring a decked area, a lowered section which is currently used as the children's area with a large wooden swing set. The garden also boasts fantastic countryside 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 adviser.



Approx Gross Internal Area  
170 sq m / 1832 sq ft



Denotes head height below 1.5m

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.

