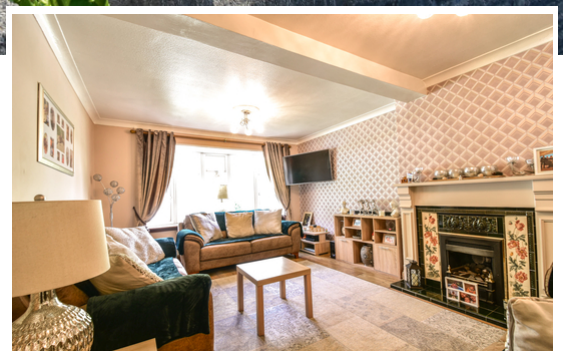




**7 Maes Y Gwernen Close, Cwmrhydyceirw,
Swansea, SA6 6LS**

Asking Price: £300,000

- Four Bedroom Semi Detached Family Home
- Four Piece Upstairs Bathroom With Bath And Seperate Shower
- Garage & Driveway
- Two Reception Rooms & Fitted Kitchen
- Front & Rear Gardens
- Viewing Comes Highly Recommended



Porch

Triple aspect glazed windows, part opaque glazed door, tiled flooring, radiator, door to:-

Entrance Hall

Stairs to first floor landing, storage cupboard under stairs, radiator, doors to:-

Lounge

5.17m x 3.82m (17' 0" x 12' 6") Front aspect glazed bay window, television point, feature fire place, radiator

Kitchen

4.80m x 2.48m (15' 9" x 8' 2") Dual aspect glazed windows, range of eye and base level cupboards and drawers, inset double sink unit with mixer tap, roll top work surfaces, space and plumbing for washing machine, space for tumble dryer, space for range cooker, built in fridge, built in freezer

Dining Room

3.83m x 4.39m (12' 7" x 14' 5") Rear aspect glazed double doors to garden, radiator

Bedroom Four/Snug

2.80m x 3.34m (9' 2" x 10' 11") Rear aspect glazed window, radiator

First Floor Landing

Side aspect glazed window, access to loft space, storage cupboard housing wall mounted gas fired boiler, radiator, doors to:-

Bedroom One

4.28m x 3.45m (14' 1" x 11' 4") Front aspect glazed window, built in storage cupboard, range of built in wardrobes, radiator

Bedroom Two

3.51m x 2.99m (11' 6" x 9' 10") Rear aspect glazed window, radiator

Bedroom Three

3.02m x 2.83m (9' 11" x 9' 3") Rear aspect glazed window, radiator

Bathroom

Dual aspect opaque glazed window, four piece suite comprising of tile and glazed shower cubicle, panel enclosed bath with mixer tap and shower attachment, vanity wash hand basin with mixer tap and storage under, heated towel rail, radiator

Outside

To the front of the property is a driveway leading to a garage, garden and path leading to the front door, to the rear of the property is a secure and enclosed rear garden with decking and mainly laid to lawn

Tenure

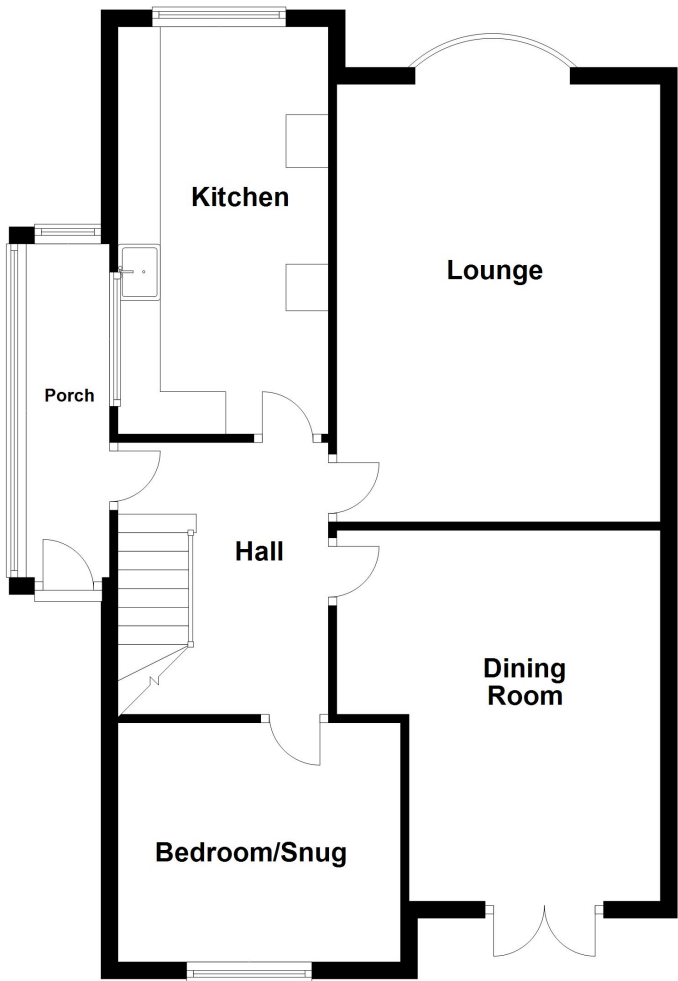
We believe the property to be Freehold

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



Ground Floor



First Floor

