



**47 Ashleigh Road, Sketty, Swansea, SA2 8EE**

**Asking Price: £425,000**

- Modern Detached Bungalow
- Three Bedrooms
- Ensuite To master Bedroom
- Front Side And Rear Gardens
- Freehold Title
- Popular And Highly Sought After Residential Area
- Open Plan Modern Living
- Family Bathroom
- Driveway Parking





**Entrance Hallway**

Entered via double glazed front door with matching glazed side panels giving access to hallway with medium oak effect laminate flooring and doors to:-

**Kitchen**

7.477m x 6.630m (24' 6" x 21' 9")

An extremely well presented and fitted modern kitchen with a good selection of matching base and wall units in high gloss cream with stainless steel handles with colour coordinated roll top work surface space and preparation area incorporating stainless sink unit with hot and cold mixer taps over, built in fan assisted electric oven, 4 ring ceramic hob and extractor canopy over, wine chiller, integral fridge freezer and dish washer, plumbing for automatic washing machine, feature central island with solid oak work surface space and drawer space with breakfast bar area, medium oak effect laminate flooring, inset spot lighting and double glazed window looking onto rear garden. The kitchen is open plan effect to the lounge and dining room.

**Lounge/Dining Room**

4.499m x 3.764m (14' 9" x 12' 4") 5.873m x 4.988m (19' 3" x 16' 4")

A good size light and airy room with medium oak effect laminate flooring, double glazed window to side aspect, door giving access back to hallway, double glazed patio doors to side and rear aspect.

**Master Bedroom**

4.776m x 2.580m (15' 8" x 8' 6")

With medium oak effect laminate flooring, double glazed window to rear aspect and door to:-

**Ensuite Shower Room**

2.759m x 1.950m (9' 1" x 6' 5")

A three piece suite comprising walk in double base shower housing mains shower unit, low level W.C, vanity wash hand basin, laminate flooring, fully tiled walls, inset spot lighting, extractor fan, and double glazed frosted window to side aspect.



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