



14 Denver Road, Fforestfach, Swansea, SA5 4DA

Asking Price: £205,000

- An Extended 3/4 Bedroom Semi Detached Family Home
- Two Bathrooms
- Popular And Sought After Residential Area
- Beautifully Presented Throughout
- Quiet Cul-De-Sac Location
- Studio/Bar And Single Detached Garage



Entrance Hallway

1.927m x 1.614m (6' 4" x 5' 4")

Entered via double glazed front door giving access to hallway and doors to:-

Bedroom/study/office

5.254m x 1.524m (17' 3" x 5' 0")

A comfortable light and airy room suitable for many purposes including bedroom, office, study or play room with the added advantage of an ensuite shower room.

Shower Room

2.936m x 1.359m (9' 8" x 4' 6")

A three piece suite comprising triple base walk in shower housing mains shower, vanity wash hand basin, low level W.C, part tiled walls, inset spot lighting and double glazed frosted window to the side.

Open Plan Lounge

A comfortable room open plan effect with spindled staircase giving access to the first floor, understairs storage cupboard space, feature electric stove effect fire with solid oak mantle and tiled hearth, coving, large double glazed window to front aspect and half glazed door to:-

Kitchen

4.854m x 3.038m (15' 11" x 10' 0")

A well appointed and modern fitted kitchen with a wide selection of matching base and walls units with wood effect roll top work surface space and preparation area incorporating one and half bowl ceramic sink unit with hot and cold mixer taps over, built in fan assisted electric oven, 4 ring ceramic hob and stainless steel extractor canopy over, part tile walls, silver oak effect laminate flooring, inset spot lighting, space for fridge freezer, integral washing machine, double glazed window looking onto rear garden and double glazed French doors to:-

Conservatory

3.016m x 2.864m (9' 11" x 9' 5")

Double glazed with polycarbonate strengthened roof, silver oak effect laminate flooring and double glazed French doors to the rear.

First Floor Landing

With built in airing cupboard space housing boiler (supplying domestic hot water and gas central heating), double glazed window to the side and doors to:-

Master Bedroom

3.243m x 3.048m (10' 8" x 10' 0")

Fitted wardrobes with sliding mirrored doors,, textured ceiling, double glazed window to front aspect and opening to:-

Dressing Room

1.932m x 1.891m (6' 4" x 6' 2")

With shelving and hanging rails and double glazed window to front aspect.

Bedroom Two

3.176m x 3.102m (10' 5" x 10' 2")

With textured ceiling and double glazed window looking onto rear garden.

Family Bathroom

1.936m x 1.712m (6' 4" x 5' 7")

A three piece suite comprising L shape panel bath with mains shower over, vanity wash hand basin, low level W.C, inset spot lighting, fitted mirror with light, USB and built in speaker, fully tiled walls and double glazed frosted window to the rear.

Attic Style Room

3.581m x 1.792m (11' 9" x 5' 11")

An attic style room suitable for many purpose to include a childs bedroom, study or playroom, inset spot lighting, eaves storage space and 2 Velux roof windows.

External

To the front of the property is a small low maintenance garden laid to lawn with a selection of mature shrubs. Gated access to block paviour driveway. To the rear there is a secure and enclosed garden with feature composite decked area, astro turf and fenced boundaries. The property also has the added advantage of a purpose built studio/bar with power and light, seating area, solid oak bar (with pumps and optics) and double glazed window A very well presented room suitable for all ages and great for parties.

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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