

**Rhodfa Fadog, Cwmrhydyceirw, Swansea,  
SA6 6NQ**

**Asking Price: £420,000**

- Extended Detached Property
- Five Bedrooms
- Popular And Highly Sought After Residential Area
- A Must See Property To Appreciate
- Beautifully Presented Throughout
- Three Reception Rooms
- Fantastic Spacious Family Home



**Entrance**

Entered via double glazed front door with matching glazed side panels to:-

**Hallway**

With two storage cupboards in high gloss grey, solid oak staircase with chrome fittings, medium oak effect laminate flooring, under stairs built in storage cupboard space and doors to:-

**Cloakroom**

1.33m x 1.08m (4' 4" x 3' 7")

A two piece suite comprising low level W.C, vanity wash hand basin and ceramic tile flooring.

**Dining Room/Bar**

6.01m x 3.68m (19' 9" x 12' 1")

This isn't just a dining room — it's the heart of your home. Thoughtfully designed for families who love to gather, unwind, and connect, this spacious area effortlessly combines comfort, style, and versatility with the added advantage of a purpose built well stocked bar that is open plan effect to:-

**Kitchen**

4.07m x 2.04m (13' 4" x 6' 8")

An extremely well presented and modern fitted kitchen with a wide range of matching base and wall units in high gloss grey with colour coordinated work surface space and preparation area incorporating sink unit with hot and cold mixer taps over, laminate flooring, Cuisine Master double oven with grill and hot plate, 4 ring gas burner, stainless steel and glass extractor canopy over, built in microwave unit, coving, inset spot lighting, breakfast bar with seating area, plumbing for automatic washing machine, double glazed window looking onto rear garden.

**Conservatory**

3.88m x 3.50m (12' 9" x 11' 6")

) Built upon brick plinth and accessed from dining room via double glazed sliding patio doors, oak laminate flooring, double glazed windows and double glazed door giving access to the rear garden.

**Utility Room/Rear Lobby**

2.04m x 1.81m (6' 8" x 5' 11")

With a further selection of fitted base units, with colour coordinated roll tops and work surface space, laminate flooring, double glazed windows and double glazed door giving access to rear garden.

**Family Lounge**

4.17m x 3.77m (13' 8" x 12' 4")

a good size and comfortable family room, feature fire surround with marble hearth, door giving access back to the hallway and double glazed window to front aspect.

**Bedroom/Sitting Room**

3.41m x 1.99m (11' 2" x 6' 6")

Currently used as a bedroom but suitable for many other uses such as play room or office/study, inset spot lighting and double glazed window to front aspect.

**First Floor Landing**

With coving, airing cupboard space and doors to:-

**Master Bedroom**

4.15m x 3.13m (13' 7" x 10' 3")

A good size light and airy master bedroom, double glazed window to front aspect and doors to:-

**Dressing Room**

1.54m x 1.61m (5' 1" x 5' 3")

A good size his and hers dressing room with fitted shelves and hanging space.

**Ensuite Shower Room**

1.49m x 2.67m (4' 11" x 8' 9")

A three piece suite comprising walk in double base shower housing chrome twin head mains shower with glazed side screen, vanity wash hand basin with low level W.C, ceramic tile flooring, fully tiled walls, inset spot lighting and double glazed window.

**Bedroom Two**

3.78m x 2.48m (12' 5" x 8' 2")

With double glazed window to rear aspect.





**Bedroom Three**

3.92m x 2.10m (12' 10" x 6' 11")

With built in wardrobe , inset spot lighting and double glazed window to rear aspect

**Bedroom Four**

2.72m x 2.05m (8' 11" x 6' 9")

With coving and double glazed window to rear aspect.

**Bedroom Five**

With built in wardrobe, coving, inset spot lighting and double glazed window to front aspect.

**Family Shower Room**

1.68m x 1.70m (5' 6" x 5' 7")

A three piece suite comprising walk in glazed shower cubicle housing mains shower, vanity wash hand basin, low level W.C and marble effect fully tiled walls.

**External**

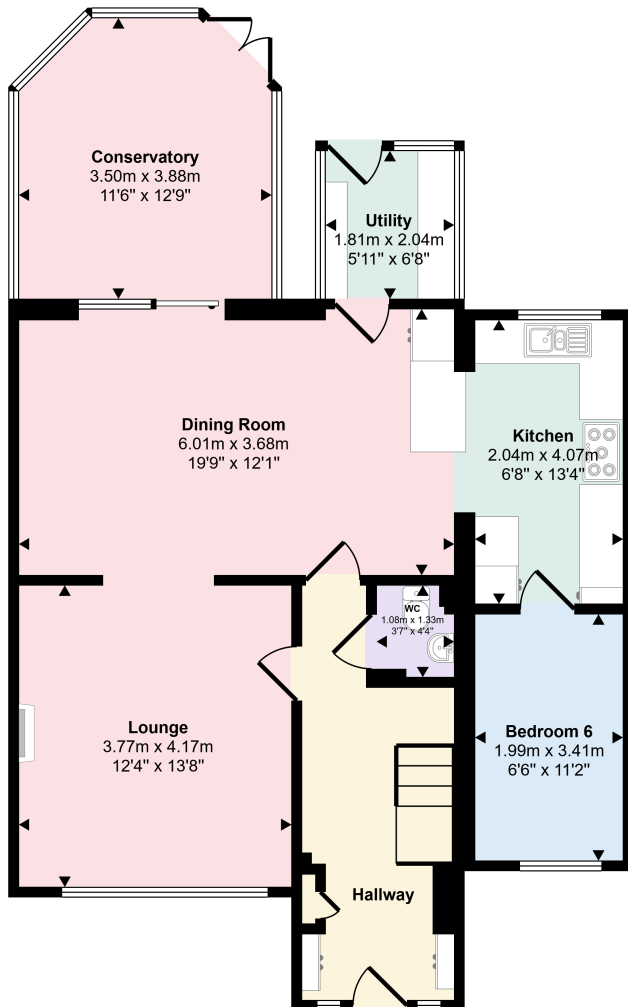
To the front of the property is a resin driveway offering ample space to park numerous vehicles. A gate to the side provides access to a larger-than-average rear garden, which is secure, enclosed, private, and attractively presented. The garden features a decked seating area with surrounding fencing, ideal for young children and pets. The lawn is complemented by a paved patio area, perfect for outdoor dining and relaxation. Additional features include a garden shed, an outside tap, security lighting, mature trees, and well-maintained fenced boundaries.

**Disclaimer**

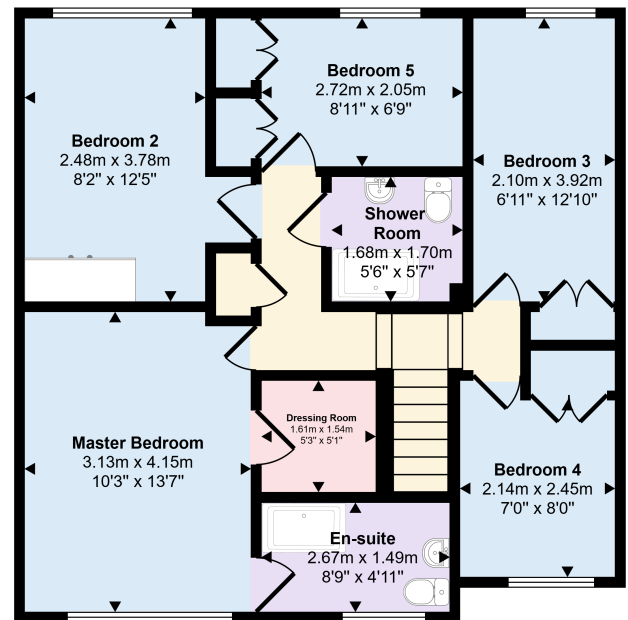
Whilst these particulars are believed to be accurate, they are set for guidance only. Fresh have not tested any fixtures, fittings or services and cannot confirm that they are in working order or fit for purpose. Any floor plan provided is intended as a general guide to the layout of the accommodation 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



Approx Gross Internal Area  
154 sq m / 1654 sq ft



Ground Floor  
Approx 88 sq m / 943 sq ft



First Floor  
Approx 66 sq m / 711 sq ft

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.

