



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

Asking Price: £264,950

- Located in a highly desirable area of Cwmrhydyceirw
- Enclosed rear garden
- First-floor family bathroom
- Large driveway with parking for multiple vehicles
- Three good-sized bedrooms
- No forward chain



Entrance

Entered via double glazed front door to:

Entrance Hallway

Under stairs built in storage cupboard space and doors to:

Lounge

A good size and comfortable family room, feature fire surround with a wall mounted electric fire, double glazed window to front aspect.

Kitchen

A well presented modern fitted kitchen with a wide range of matching base and wall units in cream with colour coordinated work surface space and preparation area incorporating, part tiles walls, tiled flooring, a Belfast sink unit with hot and cold mixer taps over, laminate flooring, leisure double oven with grill and hot plate, 5 ring gas burner, stainless steel and glass extractor canopy over, space for fridge freezer, built in storage cupboard the perfect pantry space, double glazed rear door looking onto rear garden, door giving access to:-

Dining Room

A bright and versatile dining room featuring patio doors opening out to the rear garden, allowing plenty of natural light. Finished with a dado rail and coving, this room offers a charming, traditional feel while providing an ideal space for family meals and entertaining.

Utility room

A fantastic and versatile multi-use space, ideal as a utility room, craft room, or baking studio. This well-designed room provides direct access into the garage and is fitted with modern wall and base units together with a quality work surface. Features include a Belfast sink with a chrome mixer tap and hose head, plumbing for a washing machine, space for a tumble dryer, and room for a large fridge-freezer. A hanging rail offers additional practicality, while the wall-mounted Worcester boiler (supplying domestic hot water and gas central heating) is neatly positioned within the room. A double-glazed window overlooking the rear garden allows plenty of natural light, making this the perfect, highly usable family space.

First floor Landing

A spacious landing space with double glazed frosted window to side aspect, attic hatch with pull down ladder, built in storage cupboard, doors to :-

Attic

Accessed via a pull-down ladder, this fully boarded attic features double-glazed Velux windows to the front and rear, allowing natural light to flood the space. Electrically connected, it provides excellent potential for storage or future conversion (subject to planning), making it a highly versatile addition to the property

Bathroom

A well-presented bathroom fitted with a two-piece suite, comprising a wash hand basin with chrome taps and a panelled bath with mixer taps and shower head. The room features fully tiled walls, laminate flooring, and a towel radiator, creating a clean, practical, and low-maintenance space.

WC

A low level WC, fully tiled walls, laminate flooring, A double-glazed frosted window to the rear.

Bedroom 1

A good-sized double bedroom featuring a double-glazed window to the rear aspect, allowing plenty of natural light. Finished with coving for a touch of character, this room offers a comfortable and versatile space.

Bedroom 2

A spacious double bedroom to the front of the property, featuring a double-glazed window and built-in wooden wardrobes. The room also benefits from a vanity area, combining practicality with style and providing a bright, comfortable space for daily living.

Bedroom 3

A light and airy room featuring a double glazed window to the front aspect, creating a bright and welcoming atmosphere. The bedroom also benefits from built-in storage cupboards, offering practical space while maintaining a clean and uncluttered feel.



External

To the front of the property is a large driveway offering ample space to park numerous vehicles giving access to the garage. To the rear, a private and enclosed tiered garden with fenced boundaries, offering a safe and secure space for family living. The garden features a patio area and a decked section at the top, complete with a pergola creating an ideal spot for outdoor entertaining or relaxing. Thoughtfully designed with zoned areas, the garden provides a versatile space for dining, play, and leisure.

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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