



## 61 Pantydwr, Three Crosses, Swansea, SA4 3PG

Asking Price: £389,950

- Extended Detached Family Home
- Three Bedrooms
- Sought After Village Location
- Driveway And Integral Garage
- Potential To Develop Further Subject To All Planning Consents
- Two Reception Rooms
- Generous Size Corner Plot





**Entrance Porch**

Entered via double glazed front door to porch with ceramic tile flooring, inset spot lighting and inner half glazed door to:-

**Hallway**

With staircase giving access to the first floor and doors to:-

**Cloakroom**

A two piece suite comprising wash hand basin and low level W.C

**Lounge**

4.09m x 3.90m (13' 5" x 12' 10")

With coal effect gas fire within feature stone fire place and marble hearth, textured ceiling with coving and double glazed leaded window to front aspect.

**KitchenBreakfast**

4.85m x 3.87m (15' 11" x 12' 8")

A fully fitted and well appointed modern kitchen with a good selection of matching base and wall units in beech with black handles, colour coordinated high gloss roll top work surface space and preparation area incorporating single drainer sink unit with hot and cold mixer taps over, built in fan assisted electric oven and grill, 5 ring gas hon and stainless steel chimney style extractor canopy over, integral dishwasher, space for American fridge freezer, space for dining table and chairs, ceramic tile flooring, two double glazed windows to rear aspect, double glazed door giving access to the rear garden, door to integral garage and further door to:-

**Dining Room**

3.91m x 3.43m (12' 10" x 11' 3")

With light oak laminate flooring, textured ceiling with coving, pot lighting and double glazed window looking onto rear garden.

**First Floor Landing**

With double glazed frosted window to the side, access to a fully insulated attic, built in cupboard and doors to:-

**Bedroom One**

4.16m x 3.22m (13' 8" x 10' 7")

Wardrobes with sliding doors and double glazed window to front aspect.

**Bedroom Two**

3.41m x 3.25m (11' 2" x 10' 8")

With double glazed window looking onto rear garden.

**Bedroom Three**

3.30m x 1.95m (10' 10" x 6' 5")

With built in cupboard and double glazed window to front aspect.

**Shower Room**

A three piece suite comprising triple base walk in glazed shower, vanity wash hand basin with central mounted hot and cold taps over and storage cupboard space under. low level W.C. part clad respatex and tiled walls, inset spot lighting, heated chrome towel rail, vinyl flooring and double glazed frosted window to the rear.

**External**

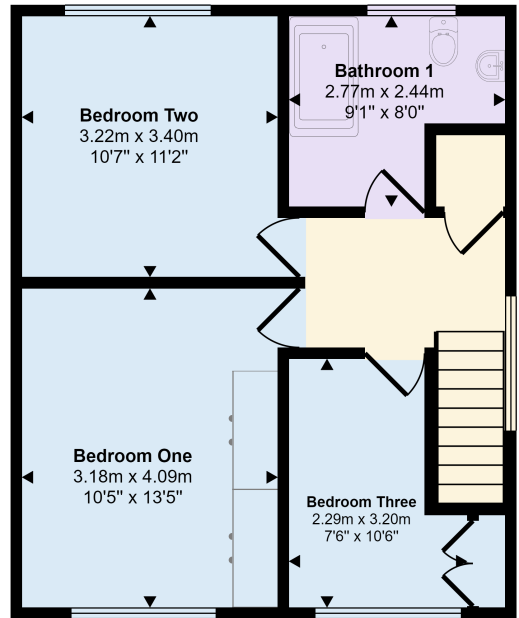
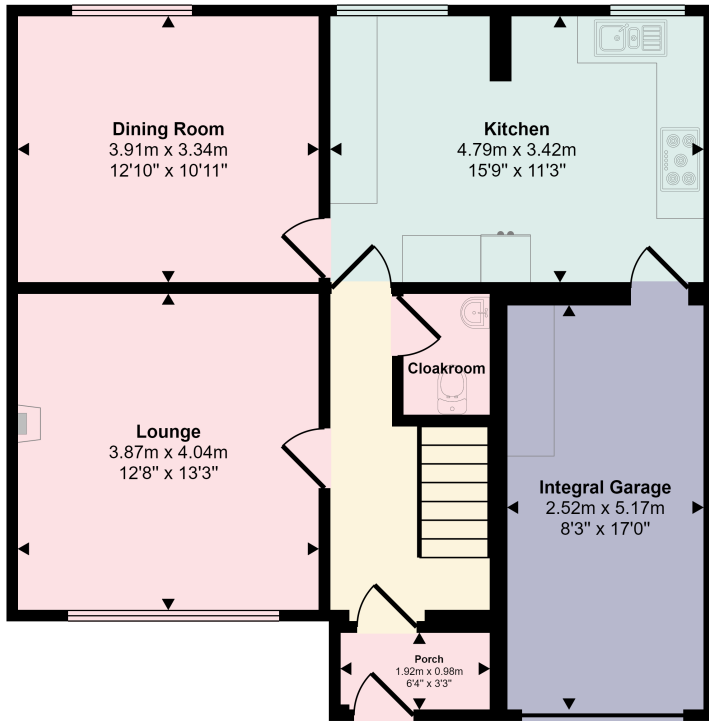
To the front of the property is block pavior drieway parking for 3 vehicles that leads to a single integral garage with up and over electronically fob operated door (with power and light, plumbing for both automatic washing machine and tumble drier, wall mounted boiler supplying domestic hot water and gas central heating and door back to kitchen area. Large lawn side garden, whilst to the rear there is a level and enclosed garden laid mainly to lawn, a selection of mature shrubs and flower borders paved patio area, wooden shed, outside water tap, security lighting and 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  
120 sq m / 1288 sq ft



First Floor  
Approx 47 sq m / 502 sq ft

Ground Floor  
Approx 73 sq m / 786 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.

