



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

**Asking Price: £449,000**

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



**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.

**Bedroom Two**

4.161m x 2m (13' 8" x 6' 7")

With double glazed windows to front and side aspect.

**Bedroom Three**

3.867m x 3m (12' 8" x 9' 10")

With medium oak laminate flooring and double glazed window to front aspect.

**Family Bathroom**

2.962m x 2.517m (9' 9" x 8' 3")

A three piece suite comprising L shape panel bath with glazed side screen with mains shower over, vanity wash hand basin, low level W.C, attic hatch, chrome heated towel rail, built in airing cupboard space and double glazed frosted window to side aspect.

**External**

To the front of the property is Cotwold shingled driveway suitable to park numerous vehicles, mature hedgegaw and flower borders. To the rear of the property there is an enclosed, secure and level garden laid mainly to lawn with feature decked area, flower borders 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.



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