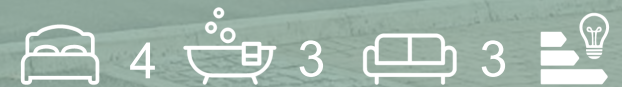




11 Vaughan Crescent, Swansea, SA4 8BA
Offers In Excess Of £285,000



A beautifully presented four bedroom detached family home situated in Vaughan Crescent, Pontarddulais.

Set over three floors this lovely home has been tastefully decorated throughout and briefly comprises of:

Entrance hallway, lounge, modern kitchen/diner with utility room and bi-fold doors into the conservatory, plus two bedrooms to the first floor both with en-suites and a further two bedrooms to the second floor with a shower room.

Benefiting further from a driveway to side, garage and an enclosed rear garden that has been landscaped to provide two Indian Sandstone Patios and a lawn.

Must be seen!!!

Property Description

Entrance

Entered via an obscure double glazed door into:

Hallway

Stairs to first floor, wood effect vinyl flooring, radiator, doors to:

Lounge 2.97 x 4.95

uPVC double glazed window, radiator, uPVC double glazed french doors to rear garden, wall mounted electric fire, Sky, BT and aerial socket.

Cloakroom

Fitted with a two piece suite comprising of W.C and wash hand basin, wood effect vinyl flooring, wall mounted fuse box, extractor fan.

Kitchen/Dining Room 2.93 x 6.20

Fitted with a range of modern wall and base units with work surface over, eye level oven and grill, integrated fridge/freezer, four imprint gas hob with extractor fan over, stainless steel 1 and 1/2 bowl sink with drainer and pull down tap, integrated dishwasher, designer wall mounted radiator, uPVC double glazed window, aerial socket, spotlights to ceiling, wood effect vinyl flooring, uPVC double glazed bifold doors into conservatory, door to:

Utility Room 2.01 x 1.40

Fitted with a wall and base unit with stainless steel sink with drainer and mixer tap and work surface over, plumbing for washing machine, radiator, wood effect vinyl flooring, extractor fan, obscure double glazed door to rear garden space for tumble dryer, boiler.

Conservatory 2.75 x 3.60

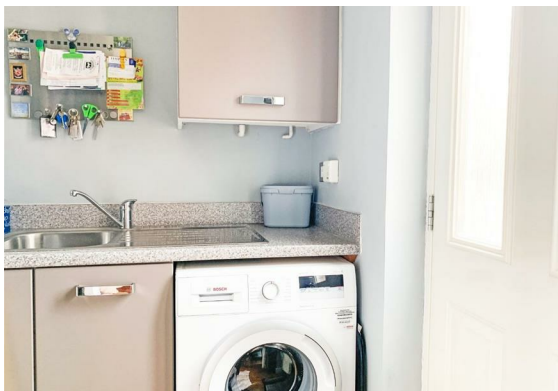
uPVC double glazed windows, uPVC double glazed french doors, tiled floor, uPVC double glazed self-cleaning roof, electric radiator and under floor heating.

Bedroom Two 3.01 x 4.95 max

uPVC double glazed window, radiator, built in sliding double wardrobes, door to:

En-suite

Fitted with a three piece suite comprising of bath with shower over and glass modesty screen, W.C and wash hand basin, obscure uPVC double glazed window, chrome heated towel rail, part tiled walls,





extractor fan.

Landing, currently being used as an office:

uPVC double glazed window, radiator, stairs to second floor, doors to:

Master Bedroom 3.05 x 4.96

uPVC double glazed windows x2, radiator x2, two double built in wardrobes, aerial socket, door to:

Ensuite

Fitted with a three piece suite comprising of shower, W.C and wash hand basin, radiator, part tiled walls, obscure uPVC double glazed window, electric shaver point, vinyl flooring, extractor fan.



Landing

Velux window, radiator, doors to:

Bedroom Three 3.64 max 4.48 max

Velux window, radiator, uPVC double glazed window.

Shower Room

Fitted with a three piece suite comprising of shower, W.C and wash hand basin, vinyl flooring, radiator, part tiled walls, uPVC double glazed obscure window, extractor fan.

Bedroom Four 3.69 x 2.55

Velux window, radiator, door to airing cupboard housing water tank.

External

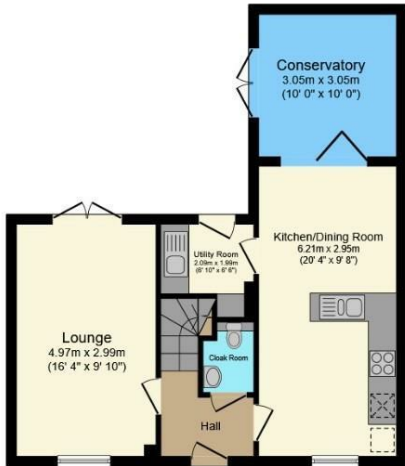
This lovely home boasts a driveway and garage with side pedestrian access leading to the rear garden that has been landscaped to provide a lawn with Indian Sandstone patio areas, outside tap and electric power socket



Garage

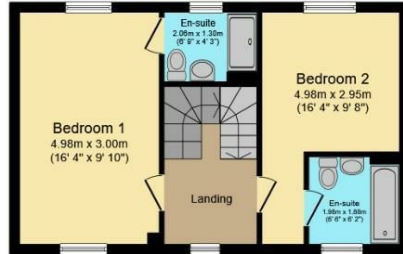
Up and over door with separate door leading to patio.





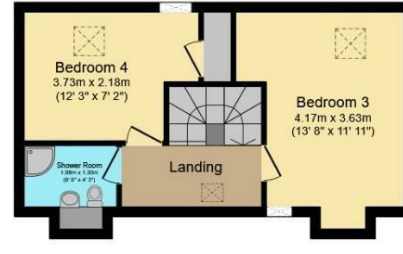
Ground Floor

Floor area 53.6 sq.m. (577 sq.ft.) approx



First Floor

Floor area 40.4 sq.m. (435 sq.ft.) approx



Second Floor

Floor area 34.7 sq.m. (374 sq.ft.) approx



Total floor area 128.8 sq.m. (1,386 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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Viewing

Please contact our No. 86 Estate Agency Office on 01792 348200 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		