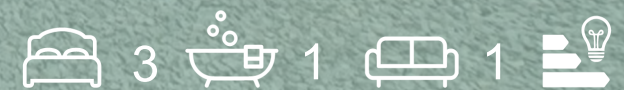




40 Plas Newydd, Swansea, SA4 4WN
£199,995



A lovely three bedroom detached family home situated in Plas Newydd Grovesend. Set in a quite cul-de-sac location on a large plot with ample off road parking a large garden and garage.

Briefly comprising of entrance hallway, lounge, kitchen/breakfast room, three bedrooms and family bathroom.

Must be seen!!!

Property Description

Entrance

Entered via an obscure double glazed door with obscure glazed side panel into:

Hallway 1.83

Stairs to first floor, radiator, wood effect laminate flooring, radiator, dado rail, door into:

Lounge 4.16 x 4.36 into alcove

Picture rails, uPVC double glazed window, radiator, wood effect laminate flooring, door into:

Kitchen/Breakfast Room 5.18 x 3.02

Fitted with a range of gloss wall and base units with work surface over, ceramic 1 and 1/2 bowl sink with drainer and mixer tap, plumbing for washing machine, four ring ceramic hob with electric oven under, uPVC double glazed windows x2, obscure uPVC double glazed door, tiled floor, tiled splash back, radiator, door to under stairs storage cupboard, space for fridge/freezer, wall mounted





combination boiler, spotlights to ceiling.

Landing

Access to loft, obscure uPVC double glazed window, door to airing cupboard, dado rail, doors to:

Bathroom 1.89 x 1.65

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

Bedroom Two 3.18 x 3.12

uPVC double glazed window, radiator.

Master Bedroom 3.46 x 3.19

uPVC double glazed window, radiator, sliding built in mirrored wardrobes.

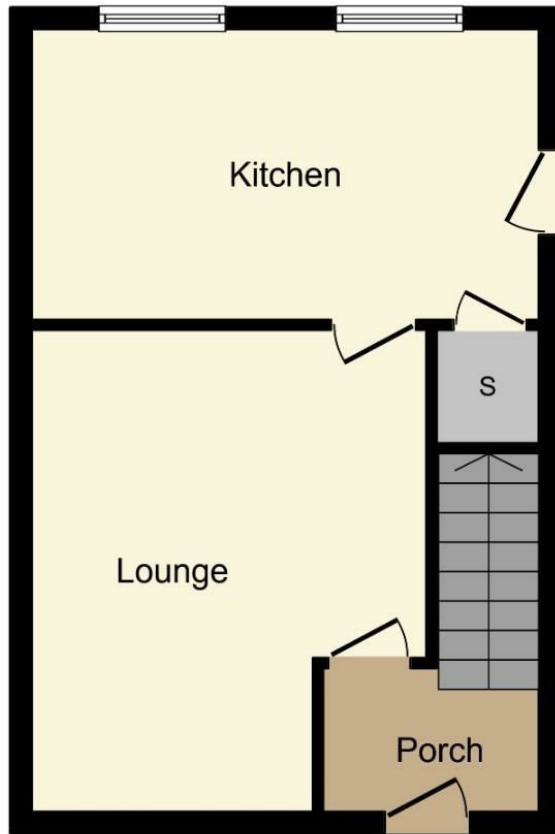
Bedroom Three 2.10 x 2.08

uPVC double glazed window, radiator.

External

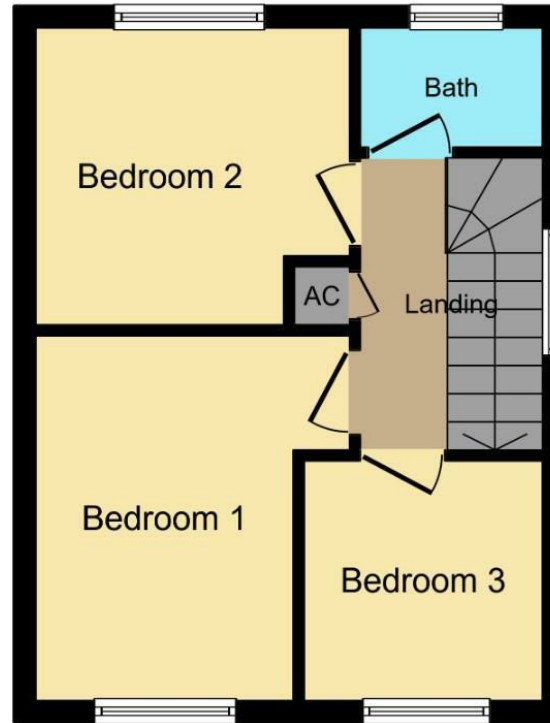
This lovely home boasts plenty of off road parking to front via the driveway with a large rear garden that has been mainly laid to lawn with a wooden storage shed and decorative stone area.





Ground Floor

Floor area 35.0 sq. m. (377 sq. ft.) approx



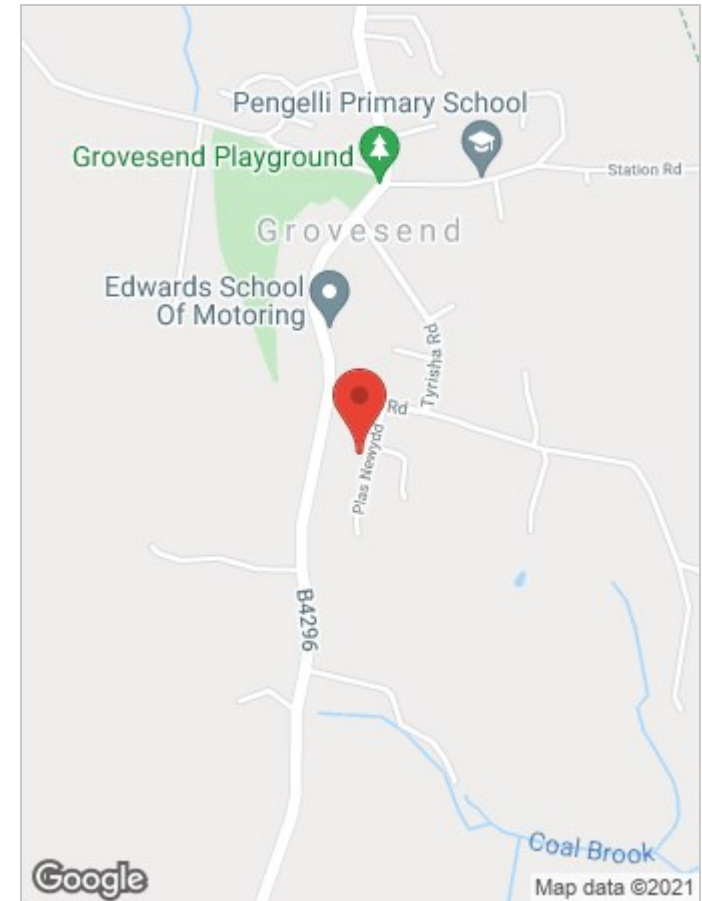
First Floor

Floor area 31.0 sq. m. (334 sq. ft.) approx

Total floor area 66.0 sq. m. (710 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			
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