

## 81 Tirmynydd Road, Three Crosses, Swansea, SA4 3PB

**Offers Over £400,000**

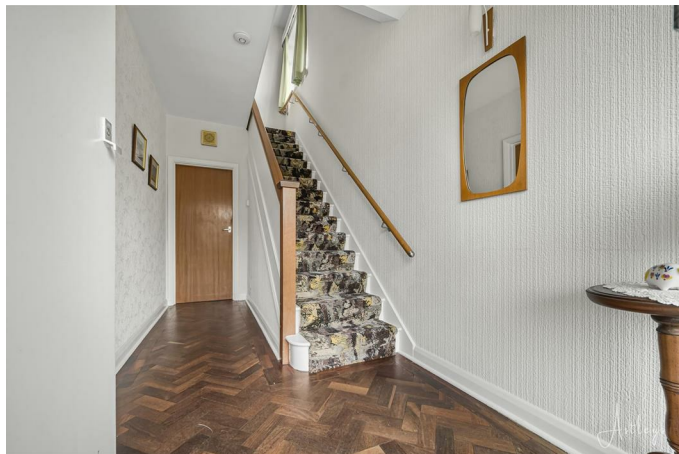
Offered for sale with No Chain in the charming village of Three Crosses, this delightful family home boasts a well-thought-out layout, featuring two inviting reception rooms that provide ample space for relaxation and entertainment. The ground floor welcomes you with an entrance hall leading to a spacious lounge adorned with a bay window, filling the room with natural light. The kitchen is complemented by a utility room for added convenience. The highlight of the ground floor is the expansive family/dining room, which opens through French doors to the rear garden, creating a seamless indoor-outdoor living experience. Additionally, a wet room on this level adds to the property's practicality. Ascending to the first floor, you will discover three bedrooms, perfect for family living, along with a family bathroom. The property is set on a generous plot, featuring a lawned front garden and a gated side driveway that provides off-road parking and easy access to the rear. There is a fantastic rear garden, featuring a paved patio area, a lawned area with mature shrubs, ideal for outdoor gatherings or quiet moments of relaxation. Beyond this, an additional spacious lawned area and a garden shed offer further opportunities for gardening or play. Living in Three Crosses means you are surrounded by the stunning natural beauty of the Gower Peninsula, residents can enjoy breathtaking beaches, scenic coastal walks, and a friendly village atmosphere. Despite its semi-rural charm, the property remains conveniently close to local amenities in Gowerton, Dunvant, and Penclawdd, making it an ideal retreat for those seeking both tranquility and accessibility. This home is a wonderful opportunity for anyone looking to embrace a peaceful lifestyle in a picturesque setting.



## The Accommodation Comprises

### Ground Floor

#### Hall



Entered via a front door, the hallway features attractive parquet flooring, radiator and a staircase leading to the first floor.

#### Lounge 15'8" x 14'1" (4.79m x 4.30m)



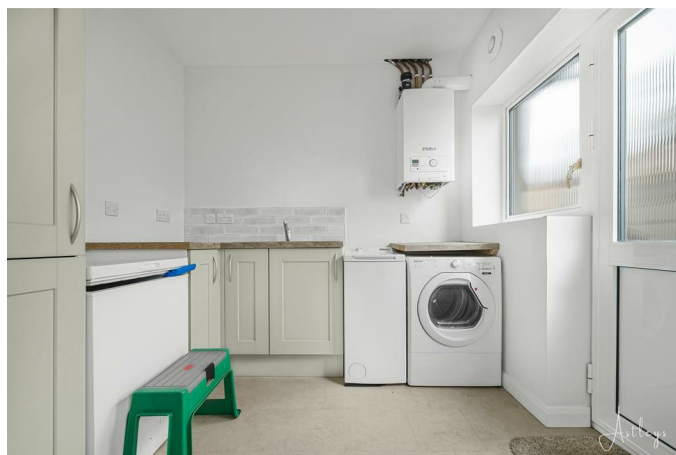
A bright and spacious lounge featuring a double glazed bay window to the front, a fireplace as a focal point, parquet flooring and a radiator.

#### Kitchen 10'10" x 8'1" (3.31m x 2.47m)



The kitchen is fitted with a range of wall and base units with worktop space over, a stainless steel sink unit, tiled splashbacks, and space for a fridge and cooker. Additional features include an understairs storage cupboard, radiator, double glazed window to the side, and a door leading to the utility room.

#### Utility Room 7'5" x 8'1" (2.27m x 2.47m)



The utility room offers practical worktop space over base units, a stainless steel sink unit, plumbing for a washing machine, and space for a fridge/freezer. Additional features include a wall-mounted boiler, a double glazed window to the side, and a door providing access to the garden.

### Family/Dining Room 28'1" x 12'4" (8.55m x 3.77m)



A generously sized family/dining room featuring double glazed patio doors opening to the rear garden, a frosted double glazed window to the side, three radiators, and attractive parquet flooring.

### Wet Room



A contemporary wet room fitted with a sleek walk-in shower, modern tiling throughout, a wall-mounted wash basin, low-level WC, heated towel rail, and a frosted double glazed window for privacy and natural light.

### First Floor

#### Landing

Double glazed window to side, radiator, access to loft.

### Bedroom 1 16'3" into bay x 14'1" (4.96m into bay x 4.30m)



A spacious master bedroom featuring a large double glazed bay window to the front, built-in wardrobes offering ample storage, and a radiator.

### Bedroom 2 12'7" x 13'2" (3.83m x 4.02m)



Double glazed window to rear enjoying views over the garden, storage cupboard, radiator.

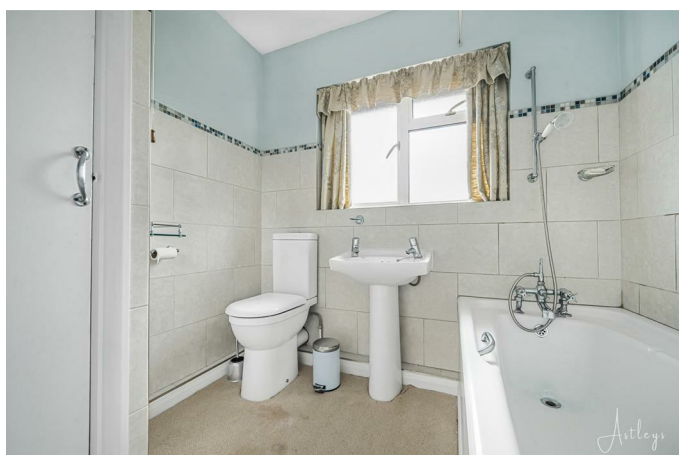


### Bedroom 3 7'5" x 6'8" (2.27m x 2.02m)



Double glazed window to front, radiator.

### Bathroom



Three piece suite comprising bath with shower attachment over, wash hand basin and WC. Part tiled walls, storage cupboard, heated towel rail, double glazed window to rear.

### External



Situated on a generous plot, the property benefits from a lawned front garden and a gated side driveway providing off-road parking and access to the rear.

The rear garden, accessible via French doors from the family room, features a paved patio, lawned garden and mature shrubs. Beyond this, there is an additional good-sized lawned area and a garden shed, offering ample outdoor space for relaxation or family activities.

### Rear Garden



## Aerial Images



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## Agents Note

Tenure - Freehold

Services - Mains electric, Mains sewerage, Mains gas, Mains water/Water meter.

Mobile coverage -EE Vodafone Three O2 Broadband

Basic - 26 Mbps Superfast 77 Mbps Ultrafast 1800 Mbps

Satellite / Fibre TV Availability- BT Sky

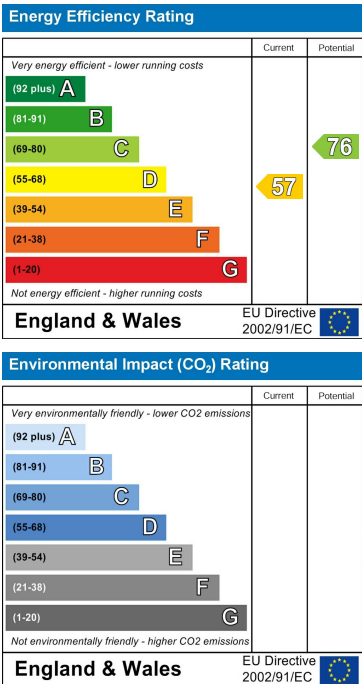
Floor Plan



Area Map



Energy Efficiency Graph



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