



19 Heol Rhuddos, Llansamlet, Swansea, SA7 9TW

£250,000

A beautifully presented modern three bedroom semi detached property in a sought after cul de sac within Llansamlet. The property has three bedrooms, open plan living area, driveway, enclosed rear garden and is located ideally for schools, train station, M4, Primrose park, Swansea enterprise park, shops and local amenities making it the perfect family home. The accommodation comprises to the ground floor; hallway, lounge, dining room, kitchen, conservatory and w/c. On the first floor there are three bedrooms and bathroom. Externally there is a front lawn with driveway leading to garage and a rear enclosed garden.

The Accommodation Comprises

Ground Floor

Entrance

Via uPVC door.

Hallway 6'7" x 6'10" (2.00m x 2.08m)

Doors to lounge, kitchen and w/c, wood effect flooring, radiator. Staircase to first floor.

Lounge 13'4" x 13'0" (4.06m x 3.97m)



Double glazed bay window to front, wood effect flooring, two radiators, open plan to dining room.

Dining Room 11'5" x 9'11" (3.49m x 3.03m)



Doorway to kitchen, wood effect flooring, radiator, open plan to conservatory.

Kitchen 11'5" x 9'11" (3.49m x 3.03m)



Fitted with a range of wall and base units with worktop over, inset stainless steel sink with mixer tap and drainer. Integrated fridge, freezer, washing machine, dishwasher and electric fan oven. Fitted gas hob with extractor hood over, LED plinth lights, wood effect flooring. Double glazed window to rear, radiator, double glazed panelled frosted uPVC door to driveway.

Conservatory 10'2" x 9'11" (3.09m x 3.03m)



Double glazed windows, wood effect flooring, double glazed French doors to rear garden.

WC 5'1" x 3'5" (1.56m x 1.04m)



Two piece suite comprising; wash hand basin and low level w/c. Wood effect flooring, wood panelled walls, Double glazed frosted window to side.

First Floor

Landing 6'7" x 6'10" (2.00m x 2.08m)

Doors to three bedrooms and bathroom, storage cupboard, fitted carpet, double glazed window to side.

Bedroom 1 13'4" x 6'7" (4.06m x 2.00m)



Double glazed window to front, wood effect flooring, radiator.

Bedroom 2 11'5" x 9'11" (3.49m x 3.03m)



Double glazed window to rear, wood effect flooring, radiator.

Bedroom 3 9'11" x 6'2" (3.03m x 1.88m)



Double glazed window to front, wood effect flooring, radiator.

Bathroom 8'2" x 9'11" (2.50m x 3.03m)



Four piece suite comprising; walk in shower cubicle, panelled corner bath, wash hand basin and low level w/c. Tiled walls and flooring, radiator, double glazed frosted window to rear.

External

Front Garden

Front lawn with shrubs and flower bed.

Driveway

Driveway for several cars leading to garage and rear enclosed garden.

Garage

Semi detached garage with up and over door, double glazed frosted window, uPVC door to rear garden power points and lighting.

Rear Garden



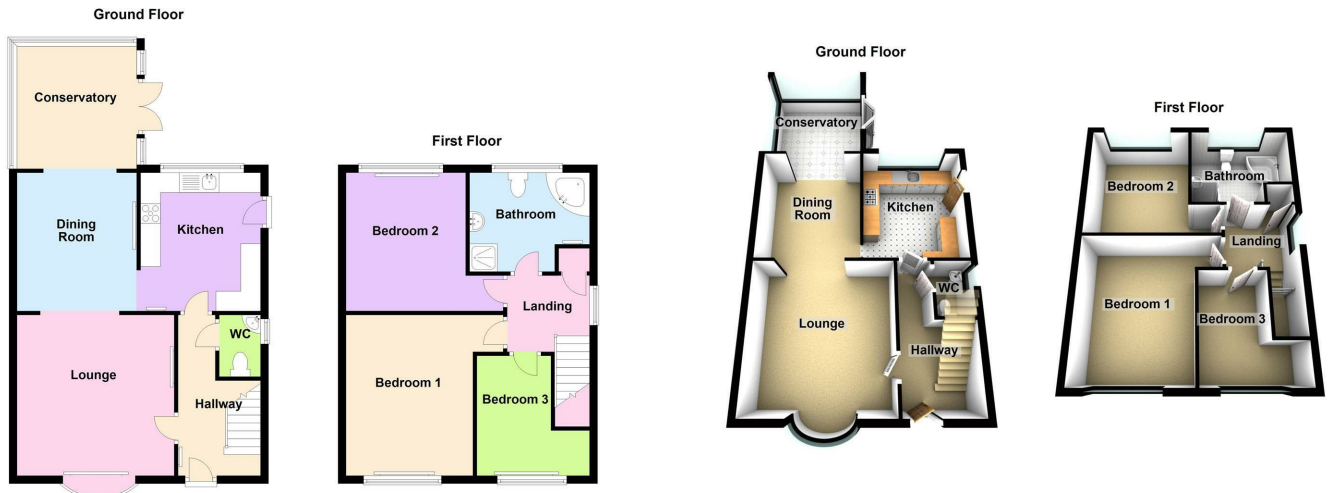
Enclosed rear garden which has been fully turfed with artificial lawn, gated access to driveway and door to garage.

Tenure

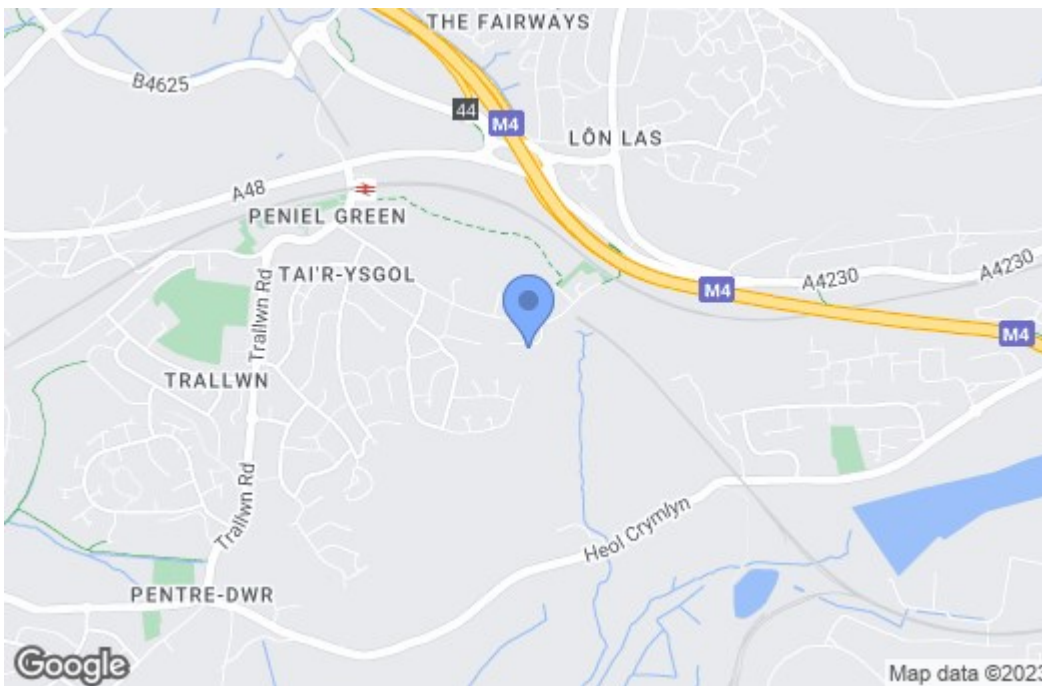
Freehold

Council tax band - C £1,584 (min)

Floor Plan



Area Map



Energy Efficiency Graph

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	

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