21
Walter Road,
Swansea SA1 5NQ

ASTLEYS RESIDENTIAL

72 Cwmrhydyceirw Road, Cwmrhydyceirw, Swansea, SA6 6LJ

Offers In The Region Of £235,000

Astleys are delighted to present this well maintained three bedroom semi detached home, positioned within the ever popular residential area of Cwmrhydyceirw. Location is key here. Set within easy walking distance of well regarded primary and secondary schools, the property is also moments from Morriston Hospital, making it an excellent choice for healthcare professionals and families alike. Everyday amenities are close at hand, while swift access to the M4 ensures straightforward connections to Swansea city centre and beyond. For those balancing work, family and lifestyle, the setting offers both practicality and long term appeal. The accommodation briefly comprises an entrance hall leading to a front-facing living room which opens into the dining room, creating a bright and sociable living space. To the rear, the kitchen with breakfast area enjoys a pleasant outlook over the garden and provides a natural hub of the home. Upstairs, the property offers three bedrooms along with a family bathroom.

Externally, a private driveway to the front provides off road parking with convenient side access to the rear. The enclosed garden offers a secure and manageable outdoor space, complete with an outbuilding for additional storage. A well located home with enduring appeal, offering comfort, convenience and excellent connectivity in one of the area's most established communities.

The Accommodation Comprises

Ground Floor

Hall

Entered via a front door into a welcoming entrance hall with staircase rising to the first floor. The space is finished with tiled flooring and a radiator, creating a practical and well presented first impression of the home.

Living Room 11'0" x 11'5" (3.35m x 3.48m)

Double glazed bay window to front, wooden flooring, radiator.

Dining Room 12'0" x 17'5" (3.66m x 5.32m)

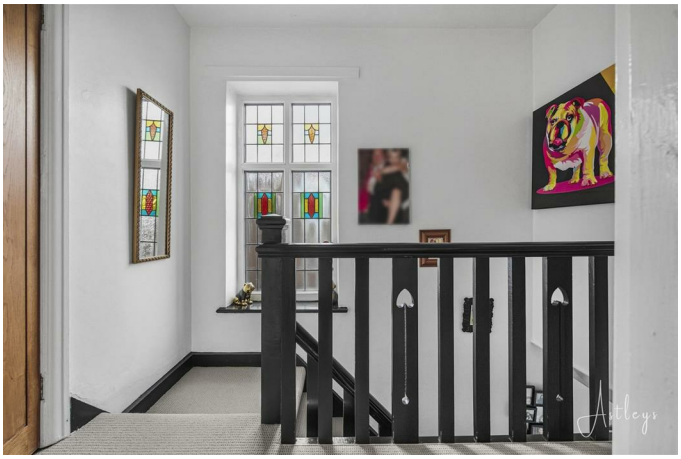
A frosted double glazed window to the side, gas fire with wooden surround forms a central focal point, with useful understairs storage discreetly positioned beneath. The room is finished with wooden flooring and a radiator, creating a comfortable and practical living space.

Kitchen/Breakfast Room 17'5" (max) 13'10" (max) (5.32m (max) 4.24m (max))

Leading from the dining room, the L-shaped kitchen/breakfast room forms a practical and well-lit space, ideal for everyday family living. The room is fitted with a matching range of wall and base units with worktop space over, incorporating a stainless steel sink unit, built-in electric cooker and a four-ring electric hob with extractor hood above. There is plumbing for a washing machine, along with space for a tumble dryer and fridge/freezer. Two double glazed windows to the rear enjoy pleasant views over the garden, while two skylights allow additional natural light to fill the room. The space is finished with tiled flooring and a radiator, with a double glazed door providing direct access to the rear garden.

First Floor

Landing



Frosted double glazed window to side, fitted carpet.

Bedroom 1 12'5" x 11'2" (3.79m x 3.41m)

A double glazed bay window to the front, fitted wardrobes provide practical storage, with fitted carpet and a radiator.

Bedroom 2 11'10" x 11'2" (3.60m x 3.41m)

Double glazed window to rear, fitted carpet, radiator.

Bedroom 3 7'1" x 5'11" (2.17m x 1.81m)

Double glazed window to front, laminate flooring, radiator.

Bathroom

Fitted three piece suite comprising a bath with shower over, wash hand basin and WC. Tiled flooring, heated towel rail and a frosted double glazed window to the rear.

External

Externally, to the front of the property a private driveway provides off-road parking, with convenient side access leading through to the rear garden.

To the rear, the property enjoys an enclosed garden offering a low-maintenance, secure and private outdoor space, complemented by an outbuilding providing useful additional storage.

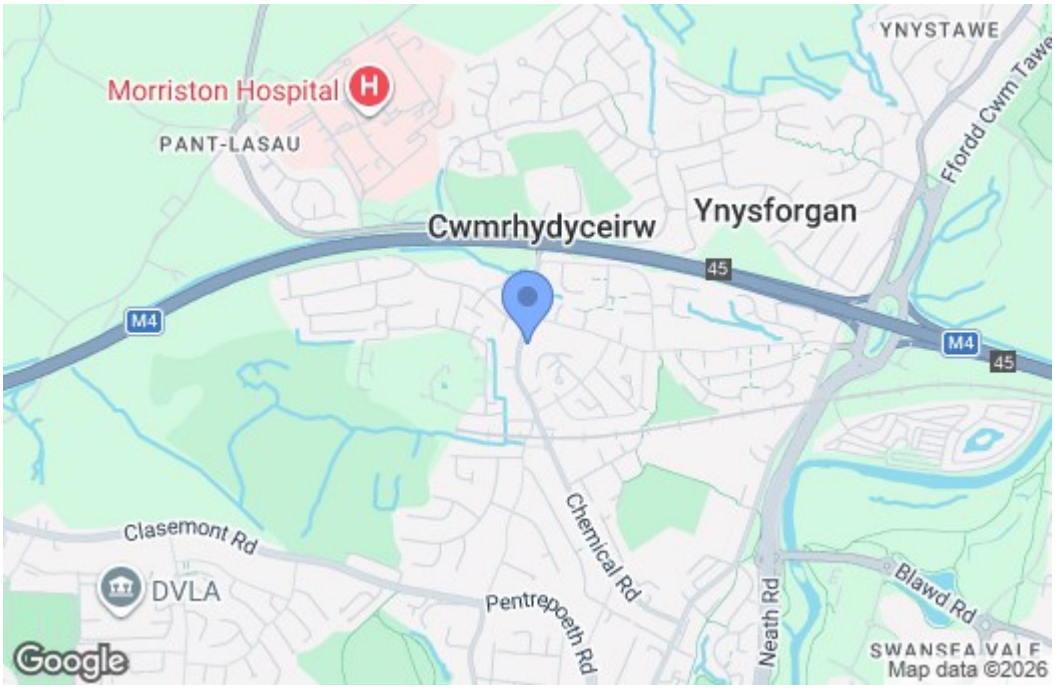
Rear Garden

Agents Note

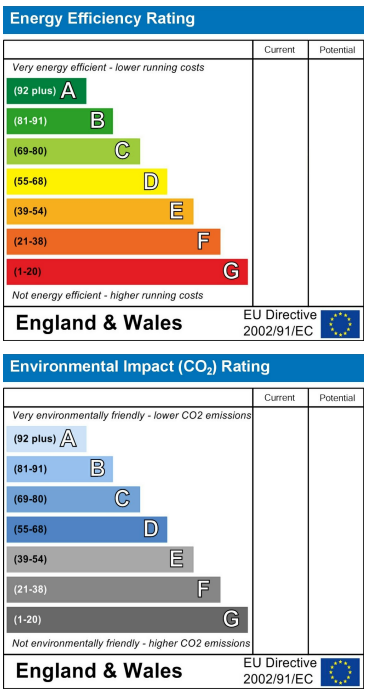
Tenure _ Freehold
Council Tax Band - D
Parking - Driveway
Services - Services - Mains electric. Mains sewerage. Mains Gas. Mains Meter.
Mobile coverage - EE Vodafone Three O2
Broadband - Basic - 13 Mbps Superfast 77 Mbps Ultrafast 10000 Mbps
Satellite / Fibre TV Availability - BT Sky Virgin

Floor Plan

Area Map



Energy Efficiency Graph



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