



4 Clos Y Fendrod, Llansamlet, Swansea, SA7 9GG

Offers Over £300,000

A four-bedroom semi-detached house by Charles Church spanning an impressive 1,184 square feet, the property is thoughtfully arranged over three floors, making it an ideal choice for families and professionals alike.

Upon entering, you are greeted by a welcoming hallway that leads to a spacious living room, perfect for relaxation and entertaining. The kitchen diner is a wonderful space for family meals, and the adjoining conservatory provides a lovely view of the rear garden, allowing natural light to flood the area. A convenient WC on the ground floor adds to the practicality of the layout.

The first floor features three well-proportioned bedrooms, complemented by a family bathroom, ensuring ample space for family living. Ascending to the second floor, you will find the master bedroom, which boasts its own en suite shower room, offering a private retreat for relaxation.

Externally, the property is approached via a pathway bordered by railings and a side driveway accommodates parking for two vehicles, while a garage further enhances the practicality of this lovely home. With local shops and everyday amenities just a stone's throw away, as well as easy access to Morfa Retail Park and Swansea City Centre, this property is perfectly positioned for modern living. Excellent transport links ensure that commuting is a breeze, making this semi-detached house a wonderful opportunity for those seeking a comfortable and convenient lifestyle in Swansea.

The Accommodation Comprises

Ground Floor

Hall

Entered via front door, staircase leading to the first floor, vinyl flooring, radiator.

Living Room 12'2" x 16'1" (3.70m x 4.89m)



Double glazed window to rear, fitted carpet, radiator.

Kitchen/Dining Room 15'9" x 9'2" (4.80m x 2.80m)



Fitted with a matching range of wall and base units with worktop space over fitted with a matching range of base and eye level cupboards, 1+1/2 bowl stainless steel sink, plumbing for washing machine and dishwasher, space for fridge/freezer. Built in electric oven and four ring hob with extractor hood over, double glazed bay window to front, vinyl flooring, radiator.



Conservatory



Double glazed windows to side and rear, laminate flooring, electric storage heater.

WC



Fitted two piece suite comprising, wash hand basin and WC. Frosted double glazed window to front, vinyl flooring.

Landing

Storage cupboard housing the boiler, fitted carpet.

Bedroom 2 10'4" x 9'2" (3.15m x 2.80m)



Double glazed window to front, fitted wardrobes, fitted carpet, radiator.

Bedroom 3 14'0" x 9'2" (4.27m x 2.80m)



Double glazed window to rear, fitted wardrobes, fitted carpet, radiator.

Bedroom 4 7'10" x 6'6" (2.40m x 1.99m)

Double glazed window to rear, fitted carpet, radiator.

Bathroom



Fitted three piece suite comprising bath, wash hand basin and WC. Frosted double glazed window to front, part tiled walls, fitted carpet, radiator,

Landing

Fitted carpet, radiator.

Master Bedroom 20'7" x 13'7" (6.27m x 4.15m)



Double glazed window to front, skylight, fitted carpet, fitted carpet, radiator.

En-suite Shower Room



Fitted three suite comprising shower cubicle and WC. Frosted double glazed window to rear, vinyl flooring, radiator.

External



To the front of the property there is a path to the front door which is fenced with railings. To the side of the property there is a driveway and garage.

Garage

Up and over door.

Rear Garden



Aerial Images

Agents Notes

Tenure - Freehold

Council Tax Band - D

Parking - Driveway plus Garage

Services - Mains electric. Mains sewerage. Mains Gas. Water Meter.

Mobile coverage -EE Vodafone Three O2

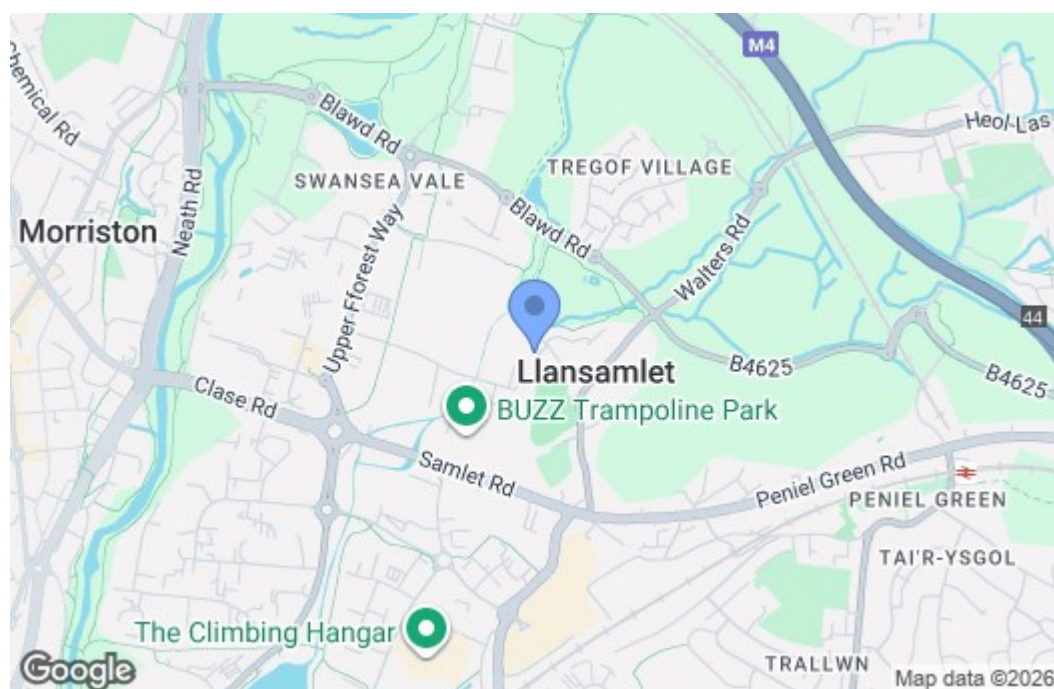
Broadband - Basic 7 Mbps Superfast 48 Mbps Ultrafast 10000 Mbps

Satellite / Fibre TV Availability - BT Sky



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		81	85
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 	
Environmental Impact (CO ₂) Rating			
		Current	Potential
<p><i>Very environmentally friendly - lower CO2 emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO2 emissions</i></p>			
<p>England & Wales</p>		<p>EU Directive 2002/91/EC</p> 	

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