



38 Charlotte Court, Townhill, Swansea, SA1 6RF

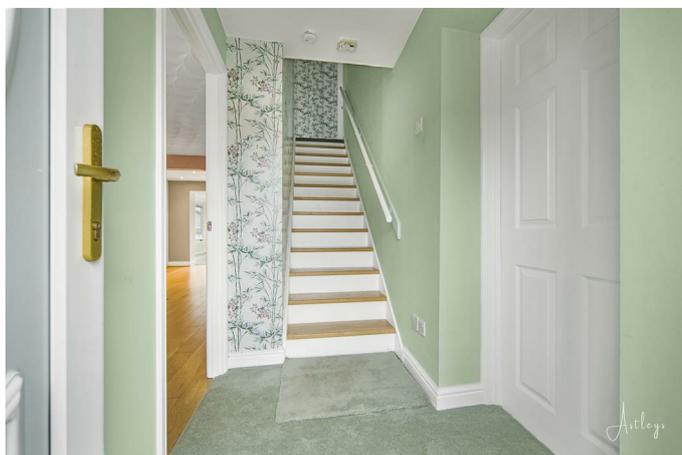
Offers Over £290,000

In a cul-de-sac of Charlotte Court, this three bedroom detached house presents an excellent opportunity for families seeking a comfortable and inviting home. Spanning an impressive 1,087 square feet, the property is offered for sale with no chain, ensuring a smooth transition for prospective buyers. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious sitting room, perfect for relaxation. The open-plan lounge seamlessly connects to the kitchen and dining area, creating a wonderful space for family gatherings and entertaining. This area flows effortlessly into a charming Orangery, which invites natural light and offers a serene spot to unwind. A convenient ground floor WC adds to the practicality of the layout. The first floor boasts three bedrooms, with the master bedroom benefiting from an en-suite bathroom, providing a private retreat. A family bathroom serves the additional bedrooms, ensuring ample facilities for all. Externally, the property features a driveway with space for two cars, complemented by side access to the rear garden. The fully enclosed garden is a true highlight, meticulously maintained with a lovely patio seating area and decorative gravelled edging, making it an ideal setting for outdoor relaxation and entertaining. Situated in a popular and family-friendly estate within Cockett, this home offers easy access to local amenities, including the Fforestfach Retail Park and Swansea city centre. This property is not just a house; it is a wonderful place to create lasting memories. Don't miss the chance to make it your own.

The Accommodation Comprises

Ground Floor

Hall



Entered via door to front, window to side, staircase to first floor, door leading to the sitting room and the lounge.

Sitting Room/Optional Bedroom 17'9" x 7'9" (5.40m x 2.36m)



Double glazed bay window to front, laminate flooring, ceiling spotlights, radiator.

Lounge 13'4" x 11'0" (4.06m x 3.35m)



The lounge features a double glazed window to the front, allowing natural light to fill the space. It is finished with laminate flooring and includes an understairs storage cupboard, radiator and the room flows openly into the kitchen/dining area, creating a spacious and connected living space.



Kitchen/Dining Room 8'1" x 22'9" (2.47m x 6.94m)



Leading from the lounge, the kitchen/dining area is fitted with wall and base units, ample worktop space, and a breakfast bar. It includes a sink unit, tiled splashbacks, and plumbing for a washing machine, along with designated spaces for a fridge/freezer, dishwasher and cooker. Laminate and tiled flooring, ceiling spotlights, wall mounted boiler. This space flows openly into the conservatory and also offers access to a downstairs WC.



WC



Two piece suite comprising, wash hand basin and WC. Tiled splashbacks, radiator, tiled flooring, frosted double glazed window to side.

Orangery



The orangery overlooks the garden and is constructed with uPVC double glazed windows to the side and rear, ensuring plenty of natural light. It features tiled flooring and a radiator. Double glazed doors open directly onto the rear garden, creating a seamless indoor-outdoor connection.



First Floor

Landing

Access to loft.

Master Bedroom 12'1" x 10'6" (3.68m x 3.19m)



The master bedroom features a double glazed window overlooking the rear garden, allowing natural light to fill the space. It includes a radiator and a door providing direct access to the en-suite.

En-suite



Modern three piece suite comprising a tiled shower cubicle, vanity wash hand basin and WC. Frosted double glazed window to front.

Bedroom 2 11'8" x 10'8" (3.55m x 3.25m)



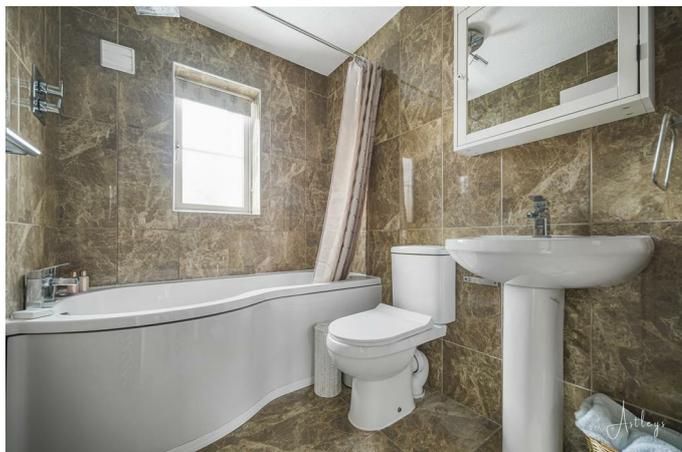
Three double glazed windows to front, storage cupboard, radiator.

Bedroom 3 9'9" x 6'2" (2.98m x 1.89m)



Double glazed window to rear, laminate flooring, radiator.

Bathroom



Three piece suite comprising a bath with shower over, wash hand basin and WC. Tiled walls, radiator, frosted double glazed window to rear.

External



To the front, there is a driveway providing parking for two cars, bordered by a decorative slate area with shrubs and bushes. Side access leads conveniently to the rear garden.

The rear garden is fully enclosed and very well maintained, featuring a patio seating area and decorative gravelled edging, creating an inviting outdoor space for relaxation and entertaining.

Rear Garden



Agents Note

Tenure - Freehold

Council Tax Band - D

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

Mobile coverage - EE Vodafone Three O2

Broadband - Basic 8 Mbps Superfast 71 Mbps Ultrafast 1800 Mbps

Satellite / Fibre TV Availability - BT Sky

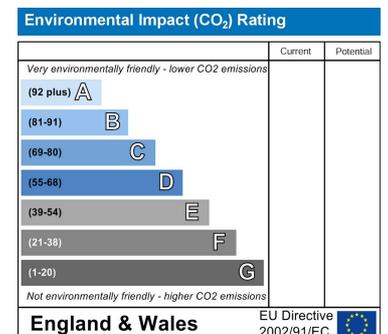
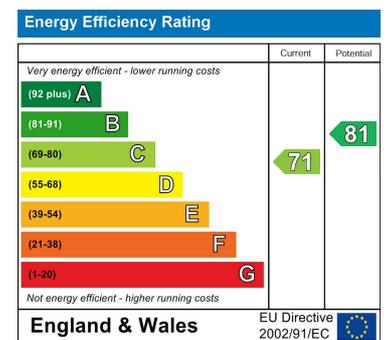
Floor Plan



Area Map



Energy Efficiency Graph



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