

25 Neath Road, Fforest Goch, Swansea, City And County of Swansea, SA8 3JB

Offers Over £480,000

Substantial family accommodation situated in the sought after village of Fforest Goch with approximately an acre and 1/2 of well manicured wraparound gardens. Viewing comes highly recommended to appreciate the beautiful location.

Conservatory 21'9" x 15'4" (6.62 x 4.68)



Rear access into a spacious conservatory with part tiled flooring, two sets of double doors leading through to the lounge and the kitchen/breakfast room, radiator.

Kitchen/Breakfast Room 14'10" x 18'11" (4.52 x 5.76)



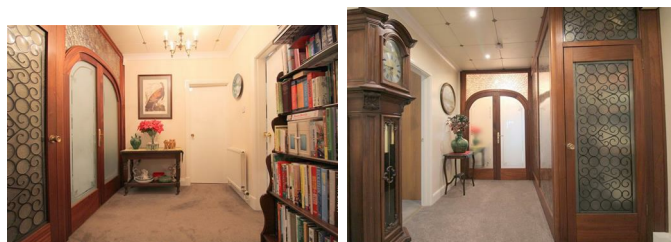
Spacious kitchen/breakfast room with a range of base and wall units with display cabinets, space for range cooker with extractor hood over, space for washing machine, dish washer and fridge freezer, part tiled walls, sink and drainer, coved ceiling, tiled

Lounge 11'11" x 18'11" (3.64 x 5.76)



Feature fireplace with marble insert/hearth and gas fire (not tested), dado rail, ornate coving, radiator, double doors leading to conservatory.

Inner Hallway 9'4" x 13'5" (2.85 x 4.08)



With floor to ceiling feature glass and scrolled wrought iron storage cupboards, coved with tiled ceiling, radiator, grand double doors into inner lobby.

Living Room 15'11" x 18'10" (4.85 x 5.74)



With dual aspect windows, coved with tiled ceiling, feature fireplace, radiator.

Bedroom 4 14'1" x 12'5" (4.28 x 3.78)

Double bedroom with window to rear, feature coved ceiling, radiator, door to en-suite.

En-suite. 8'0" x 3'5" (2.44 x 1.03)



Fully tiled en-suite with shower cubicle, vanity wash hand basin, low level w.c., spotlights to ceiling, terazzo flooring, radiator, window to rear.

Bedroom 3 11'9" x 12'3" (3.58 x 3.73)



Double bedroom with fitted wardrobes and overhead storage cupboards, coved with spotlights to ceiling, radiator, window to front.

Inner lobby. 9'1" x 7'0" (2.76 x 2.13)

Coved with tiled ceiling, dado rail, feature glass storage cupboard, radiator.

Bedroom 1 11'11" x 13'7" (3.62 x 4.15)



Double bedroom with fitted wardrobes and overhead cupboards, coved with spotlights to ceiling, radiator, window to front.

Bedroom 2 14'9" x 14'1" (4.50 x 4.29)



Double bedroom with fitted wardrobes and overhead storage, coved with spotlights to ceiling, radiator, window to side.

Family bathroom. 8'11" x 12'3" (2.72 x 3.73)



Fully tiled family bathroom, coved with spotlights to ceiling, panel bath with mixer taps, shower cubicle, vanity wash hand basin with ample storage, shelving, radiator, window to side.

Utility Room 6'5" x 14'10" (1.95 x 4.51)



With hi gloss base and wall units in cashmere, space for washing machine and tumble dryer, sink and drainer, wall cupboard housing meters, access to loft space, wall mounted combi boiler, coved ceiling, door to rear porch.

Rear Porch 4'0" x 15'5" (1.21 x 4.69)

With part tiled walls, radiator, tiled flooring.

Rear Garden



Driveway leading to rear of the property offering parking for several vehicles and around an acre of beautiful wrap around well manicured gardens with 1 large outbuilding, potting shed, greenhouse, patio area and outlook over the fields beyond.

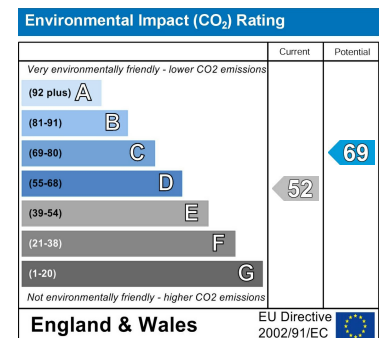
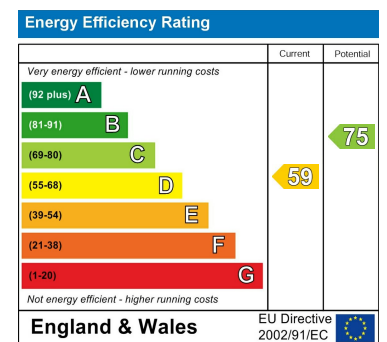
Floor Plan



Area Map



Energy Efficiency Graph



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