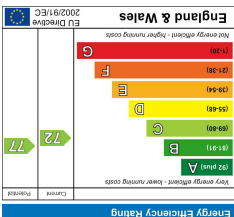
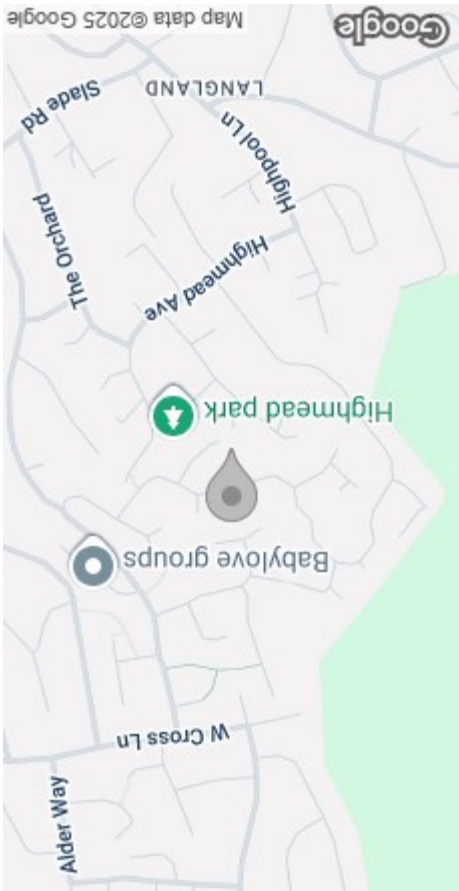


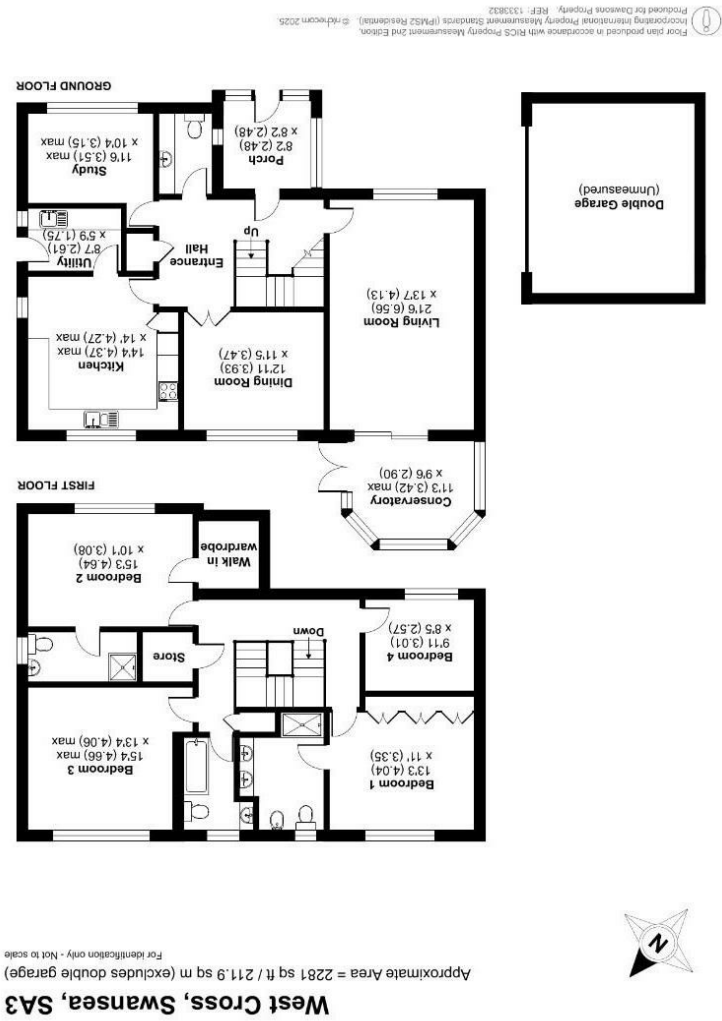
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



EPC



AREA MAP



FLOOR PLAN



28 Ffordd Draenen Ddu  
West Cross, Swansea, SA3 5RP  
Asking Price £630,000





GENERAL INFORMATION

Tucked away at the end of a quiet cul-de-sac in the popular Ffordd Draenen Ddu, this four bedroom detached property occupies a generous private plot with a front driveway, detached double garage, and enclosed garden, offering the perfect blend of space, privacy and convenience for modern family living.

The well proportioned accommodation is arranged over two floors. The ground floor comprises a bright and welcoming living room with a conservatory off, ideal for year-round enjoyment. A large kitchen offers ample storage and workspace, complemented by a separate utility room for added convenience. A dedicated dining room and a separate study provide flexible spaces for entertaining or working from home, while a downstairs WC completes the ground floor layout.

Upstairs, you'll find four comfortable bedrooms, including two with en suites, and a well appointed family bathroom. The layout is ideal for growing families or those looking for a home with guest accommodation.

Externally, the property benefits from an enclosed rear garden, perfect for children, pets, or outdoor dining, as well as a front driveway leading to a detached double garage.

Located in a desirable residential area within easy reach of Mumbles, local schools, shops, and the Gower Peninsula, this property presents an exceptional opportunity to acquire a spacious family home in a peaceful yet convenient setting.

FULL DESCRIPTION

Entrance Porch  
8'2 x 8'2 (2.49m x 2.49m)

Entrance Hall

Living Room  
21'6 x 13'7 (6.55m x 4.14m)

Conservatory  
11'3 max x 9'6 (3.43m max x 2.90m)

Dining Room  
12'11 x 11'5 (3.94m x 3.48m)

Kitchen  
14'4 max x 14' max (4.37m max x 4.27m max)

Utility Room  
8'7 x 5'9 (2.62m x 1.75m)



Study  
11'6 max x 10'4 max (3.51m max x 3.15m max)

WC

Stairs To First Floor

Landing

Bedroom 1  
13'3 x 11' (4.04m x 3.35m)

Ensuite

Bedroom 2  
15'3 x 10'1 (4.65m x 3.07m)

Ensuite

Walk In Wardrobe

Bedroom 3  
15'4 max x 13'4 max (4.67m max x 4.06m max)

Bedroom 4  
9'11 x 8'5 (3.02m x 2.57m)

Bathroom

Parking

Parking is available at this property via a driveway to the front and detached double garage.

Double Garage

Tenure  
Freehold

Council Tax Band  
Currently Council Tax exempt due to property being vacant. Previously Band G.

EPC - C

Services

Mains gas, electric, water and drainage. There is a water meter. You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability.

Additional Information

This property has a handrail and step fitted to the front of the property for accessibility.

