

GENERAL INFORMATION

A rare opportunity to acquire an extended three bedroom end of terrace property with fantastic views from the rear. Situated on the gateway to Gower this property is ideally positioned to take advantage of all local amenities including being just a short walk from the Mumbles promenade, Blackpill, the popular Clyne Gardens, Clyne Valley Woodlands and Clyne Golf Club. The accommodation itself briefly comprises two reception rooms, conservatory, kitchen and shower room. To the first floor are three bedrooms and a family bathroom. There are gardens to the front and rear with views over the common and a garage which is set aside from the house. Viewing highly recommended. EPC - D. Tenure - TBC. Council Tax Band - D.

FULL DESCRIPTION

Entrance
Enter via front door into:

Hallway
Stairs to first floor with under stairs storage cupboard. Two further storage cupboard. Radiator. Wood effect flooring. Rooms off.

Kitchen
10'8 x 7'10 (3.25m x 2.39m)
Double glazed window and door to rear. Fitted with a range of wall and base units with complementary work surfaces over, incorporating bowl and a half sink and drainer unit with mixer tap. Integrated appliances include dishwasher, washing machine, fridge, freezer, four ring electric hob with stainless steel chimney style extractor over and eye level oven. Radiator. Tiled flooring. Door into:



Reception/Dining Room
25'0 max x 11'8 max (7.62m max x 3.56m max)
Double glazed window to front providing an abundance of natural light, creating a bright and airy feel. A feature fireplace with decorative surround is a charming focal point and adds character to the room. Double glazed French doors to rear connect the garden and home seamlessly. Two radiators. Wood effect flooring. Door to:

Inner Hallway
Door and window to front. Rooms off.

Shower Room
Double glazed frosted window to front. Three piece suite comprising low level W.C with concealed cistern and wash hand basin both set within vanity unit, along with a walk in shower cubicle with glass enclosure. Wall mounted chrome towel heater. Wood effect flooring.

Reception Room/Bedroom Four
10'6 x 8'10 (3.20m x 2.69m)
Double glazed French doors to side leading to garden. Radiator. Wood effect flooring. Open to:

Conservatory
11'2 x 10'3 (3.40m x 3.12m)
Fully double glazed to all sides. Wood effect flooring.

First Floor

Landing
Access to loft space. Rooms off.

Bedroom One
14'0 max x 10'1 min (4.27m max x 3.07m min)
Double glazed window to front. Fitted wardrobes and drawer units. Two fitted cupboards, one housing wall mounted boiler. Radiator.

Bedroom Two
11'9 max x 10'8 (3.58m max x 3.25m)
Double glazed window to rear. Fitted wardrobes. Radiator.

Bedroom Three
8'10 x 7'9 (2.69m x 2.36m)
Double glazed window to front. Fitted cupboard over staircase. Radiator.

Bathroom
Two double glazed frosted windows to rear. Four piece suite comprising low level W.C, pedestal wash hand basin, panel bath with hand held shower attachment over and separate walk in shower cubicle with glass enclosure. Radiator. Fully tiled walls. Wood effect flooring.

External
To the front is a gated pathway leading to the property entrance with lawn to either side, bordered with mature shrubs and trees. To the rear a paved patio terrace lies adjacent to the property offering the perfect space to entertain or to enjoy a spot of al fresco dining. The remainder of the garden is laid to lawn, bordered with mature shrubs and trees, backing onto Clyne Common. Fully enclosed to all sides, enjoying an excellent degree of privacy. Also benefitting from a single garage which is set aside from the property.

