

Brynmill efface ann Red

Park Pl

Brynmill Park

Knoll Ave

Uplands

by boowaniq

Glanmor Rd

















or warranty in respect of the property. 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



Queens Rd

**AREA MAP** 

**EbC** 

TOTAL FLOOR AREA: 1361 sq.ft. (126.4 sq.m.) approx.

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





1ST FLOOR 588 sq.ft. (54.7 sq.m.) approx.

GROUND FLOOR 772 sq.ft. (71.7 sq.m.) approx.

FLOOR PLAN











#### **GENERAL INFORMATION**

Dawsons are delighted to present to the market this beautifully presented detached home, meticulously renovated by the current owner with high-quality fittings throughout.

Originally designed as a four-bedroom property, it has been thoughtfully reconfigured to offer three spacious double bedrooms,including a luxurious master suite with a generous en-suite shower room.

The accommodation is arranged over two floors. On the ground floor, you are welcomed by a bright and airy entrance hallway leading the following the control of the properties of the properti $to\ a\ versatile\ front-facing\ room,\ ideal\ as\ a\ home\ office,\ dining\ room,\ playroom,\ teenage\ retreat,\ or\ even\ a\ fourth\ bedroom\ if\ required.$  $A \, stylish \, cloakroom \, adds \, convenience, \, beautifully \, fitted \, kitchen \, featuring \, granite \, worktops \, and \, integrated \, appliances. \, The \, spacious \, convenience \, for a convenience and \, convenience \, convenie$  $lounge\ enjoys\ direct\ access\ to\ a\ stunning\ sun\ room\ via\ bi-folding\ doors, with\ Velux\ roof\ windows\ flooding\ the\ space\ with\ natural\ light.$ 

 $Up stairs, the landing with contemporary glass \ balustrades \ leads \ to \ three \ double \ bedrooms. The \ master \ bedroom \ boasts \ a \ well-discovered \ with \ well-discovered \ bedrooms. The \ master \ bedroom \ boasts \ a \ well-discovered \ bedrooms \ boasts \ bedrooms \ boasts \ a \ well-discovered \ bedrooms \ boasts \ bedrooms \ bedrooms \ boasts \ bedrooms \ boasts \ bedrooms \ bedrooms$ appointed en-suite with an electric power shower, while the second bedroom offers extensive wall-to-wall fitted wardrobes. A smartly property of the second bedroom offers extensive wall-to-wall fitted wardrobes. A smartly property of the second bedroom offers extensive wall-to-wall fitted wardrobes. A smartly property of the second bedroom offers extensive wall-to-wall fitted wardrobes. A smartly property of the second bedroom offers extensive wall-to-wall fitted wardrobes. A smartly property of the second bedroom offers extensive wall-to-wall fitted wardrobes. A smartly property of the second bedroom offers extensive wall-to-wall fitted wardrobes. A smartly property of the second bedroom offers extensive wall-to-wall fitted wardrobes. A smartly property of the second bedroom offers extensive wall-to-wall fitted wardrobes. A smartly property of the second bedroom offers extensive wall-to-wall fitted wardrobes. A smartly property of the second bedroom offers which was the second bedroom of the sefinished family bathroom with an electric power shower over the bath completes the first floor.

Further benefits include uPVC double glazing and gas central heating.

Externally, the property features a double-width brick-set driveway leading to a detached garage with an electric up-and-over door. Thefully enclosed, sunny rear garden provides an ideal space for outdoor living and entertaining.

Roger Beck Way is located conveniently close to Singleton Park, Singleton Hospital, Swansea University and Swansea Bay seafront.

 $A\ viewing\ is\ highly\ recommended\ to\ truly\ appreciate\ the\ space,\ quality,\ and\ versatility\ this\ exceptional\ home\ offers.$ 

# **FULL DESCRIPTION**

#### **GROUND FLOOR**

**ENTRANCE HALLWAY** 

#### **CLOAKROOM**

#### OFFICE/PLAY ROOM/DINING ROOM

11'8" max x 9'8" (3.58 max x 2.96)

15'11" x 10'0" max (4.86 x 3.06 max)

## LOUNGE

20'3" x 11'7" (6.18 x 3.54)

#### **SUN ROOM**

19'1" x 11'1" (5.82 x 3.38)

#### **FIRST FLOOR**











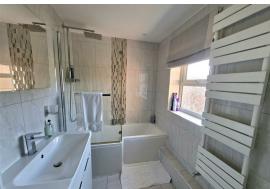














#### **LANDING**

#### **BEDROOM 1**

19'6" max x 9'8" max (5.95 max x 2.95 max)

## **EN-SUITE SHOWER ROOM**

12'0" max x 4'7" max (3.67 max x 1.40 max)

### **BEDROOM 2**

11'8" x 8'11" (3.57 x 2.73)

# BEDROOM 3

8'7" x 8'5" (2.63 x 2.59)

# **BATHROOM**

8'10" x 5'6" (2.70 x 1.68)

#### **EXTERNAL**

FRONT - With brick sett driveway leading to a detached double garage. Pedestrian gate leads to the rear.

REAR - Fully enclosed with patio sitting area, lawn and flower borders.

#### **PARKING**

Double width driveway leading to ... Detached double garage with electric up and over door, power and light. Beamed ceiling space for ample storage. Access door leads out to the rear.

#### **TENURE**

Freehold

### **EPC**

**COUNCIL TAX** 

BAND G

#### **SERVICES**

Mains gas, electric, water (metered) & drainage.

There is currently broadband available at the property, Fibre optic. Please refer to the Ofcom checker for further coverage information.

There are no known issues with mobile coverage using the vendors current supplier. Please refer to Ofcom checker for further information.