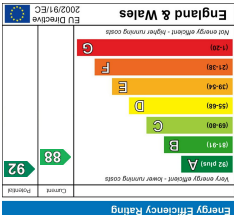
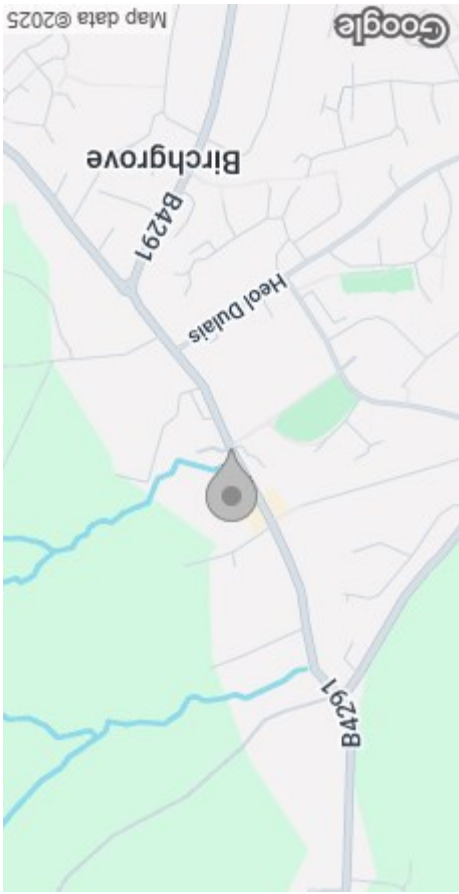


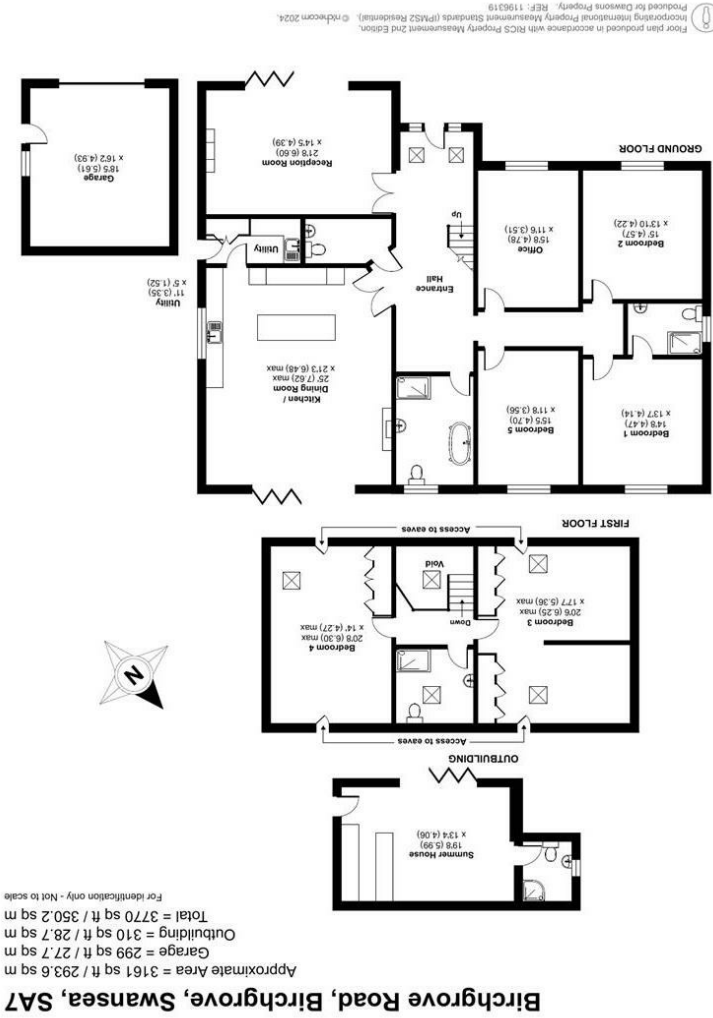
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as 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



GENERAL INFORMATION

Welcome to this stunning property that offers the perfect blend of comfort and style. This beautiful home boasts not only a prime location but also a spacious layout that is sure to impress. As you step inside, you are greeted by a reception room that is perfect for entertaining guests or simply relaxing with your family. With six bedrooms, there is ample space for everyone to have their own sanctuary. The three bathrooms, including the exquisite family bathroom, ensure convenience and luxury for all residents. The highlight of this property is the contemporary fitted kitchen that seamlessly flows into the dining room and onto the garden, creating a perfect space for hosting dinner parties or enjoying family meals. The beautiful décor throughout the property adds a touch of elegance and warmth to every room. Step outside into the enclosed rear garden and you will find a summer house with its very own bar, perfect for hosting summer gatherings or simply unwinding after a long day. The garden also features numerous seating areas, ideal for enjoying a cup of tea in the morning or a glass of wine in the evening. Ample off-road parking ensures that you and your guests will never have to worry about finding a parking spot. Additionally, the great transport links to the M4 make commuting a breeze, whether you're heading to work or exploring the beautiful surroundings that Swansea has to offer.

FULL DESCRIPTION

Entrance Hall

Reception Room
21'8 x 14'5 (6.60m x 4.39m)

Cloakroom

Kitchen/Dining Room
25'0 max x 21'3 (7.62m max x 6.48m)

Utility
11'0 x 5'0 (3.35m x 1.52m)

Bathroom

Office
15'8 x 11'6 (4.78m x 3.51m)

Bedroom Two
15'0 x 13'10 (4.57m x 4.22m)



Bedroom One
14'8 x 13'7 (4.47m x 4.14m)

En-suite

Bedroom Five
15'5 x 11'8 (4.70m x 3.56m)

First Floor

Landing

Bedroom Three
20'6 max x 17'7 max (6.25m max x 5.36m max)

Shower Room

Bedroom Four
20'8 max x 14'0 max (6.30m max x 4.27m max)

External

Summer House
19'8 x 13'4 (5.99m x 4.06m)

Garage
18'5 x 16'2 (5.61m x 4.93m)

Council Tax Band

F

EPC

B

Tenure

Freehold

Services
Mains electricity, gas, water and drainage.
Broadband currently supplied by BT.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

