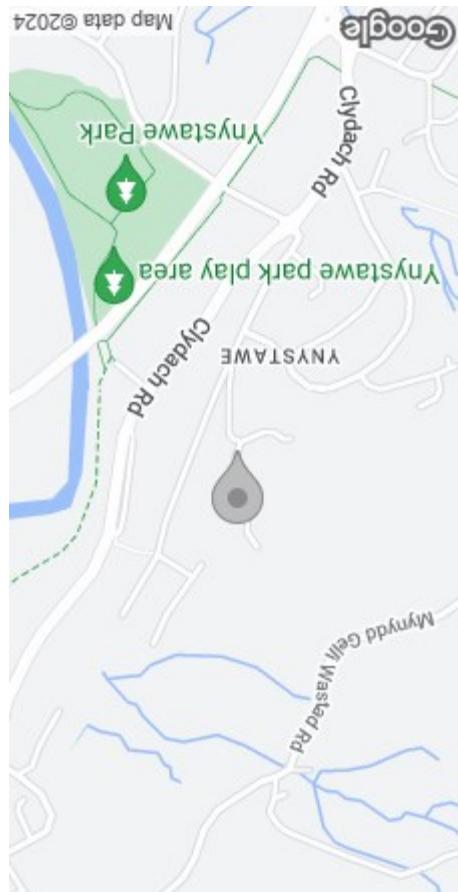




These particulars or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Floor plan produced in accordance with RICS Property Measurement Standards incorporating UICs Measures
Produced for Dawson's Property, Ref: 113769
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EPC



AREA MAP



Plas Cadwgan Road, Ynystawe, Swansea, SA6
Approximate Area = 1816 sq ft / 168.7 sq m
For identification only - Not to scale

FLOOR PLAN



30 Plas Cadwgan Road
Ynystawe, Swansea, SA6 5AG
Asking Price £449,950



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Discover this stunning, fully renovated detached property, perfect for family living. The ground floor welcomes you with an inviting entrance hallway that leads to a bright reception room and a sleek, modern bathroom. The heart of the home is an expansive open-plan kitchen and lounge, where bi-folding doors extend your living space to a beautiful garden, offering breathtaking open countryside views.

Ascending to the first floor, you'll find three generously sized bedrooms, each filled with natural light, and a contemporary family bathroom. The second floor is a private sanctuary, featuring a luxurious master bedroom with an en-suite shower room, providing a perfect retreat after a long day.

Externally, this property excels with off-road parking at the front, a detached garage for added convenience, and a meticulously landscaped rear garden that is ideal for outdoor relaxation and entertaining. The panoramic countryside views enhance the sense of tranquility and space.

This home harmoniously blends modern elegance with rural charm, creating an idyllic setting for family life. It offers not just a residence, but a lifestyle, where you can enjoy the serenity and beauty of the countryside while being just a stone's throw away from everyday amenities.



FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Reception Room

16'9" (max) x 12'4" (max)
(5.11m (max) x 3.78m (max))



Kitchen/Lounge

22'11" (max) x 13'8" (max)
(7.01m (max) x 4.19m (max))

Bathroom

First Floor

Landing



Bedroom 2

14'4" x 10'11" (4.39m x 3.33m)

Bedroom 3

14'2" x 10'7" (4.32m x 3.25m)

Bedroom 4

11'6" x 8'9" (3.53m x 2.69m)

Bathroom

Second Floor

Master Bedroom

18'0" (max) x 15'8" (min)
(5.49m (max) x 4.80m (min))

En-Suite Shower Room

External

Off Road Parking to Front
Leading To:

Detached Garage

Enclosed Rear Garden

Tenure - Freehold

Council Tax Band - E

EPC - D

N.B

You are advised to refer to Ofcom checker for mobile signal and coverage.

