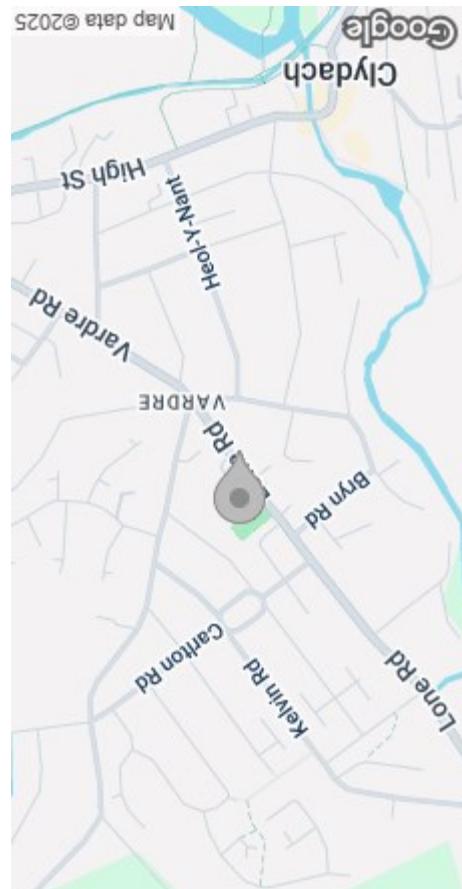


These particulars or representations of facts, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



AREA MAP



Lone Road, Clydach, Swansea, SA6

FLOOR PLAN



14 Lone Road
Clydach, Swansea, SA6 5HR
Asking Price £350,000



DAWSONS
ALL THINGS PROPERTY

GENERAL INFORMATION

Situated on Lone Road in the charming area of Clydach, Swansea, this beautifully presented semi-detached house offers a perfect blend of comfort and convenience. Built in 1916, the property has been thoughtfully maintained and boasts a spacious layout that is ideal for family living. The heart of the home is the well-appointed kitchen, which seamlessly opens to a dining room that overlooks the beautifully maintained garden. This layout not only enhances the flow of natural light but also creates a warm and welcoming atmosphere for family gatherings and dinner parties.

With four well-proportioned bedrooms, this home provides ample space for relaxation and privacy. The two inviting reception rooms are perfect for entertaining guests or enjoying quiet evenings with family. The property also features two shower rooms as well as a family bathroom, ensuring that everyone has their own space. One of the standout features of this home is the generous enclosed garden, which offers a tranquil outdoor retreat for gardening enthusiasts or those who simply wish to enjoy the fresh air. Additionally, the property benefits from ample parking for up to four vehicles, making it a practical choice for families or those with multiple cars. Conveniently located close to local amenities, residents will find shops, schools, and recreational facilities just a short distance away. Furthermore, the excellent transport links to the M4 make commuting to nearby cities and towns a breeze.



FULL DESCRIPTION

Entrance

Hallway

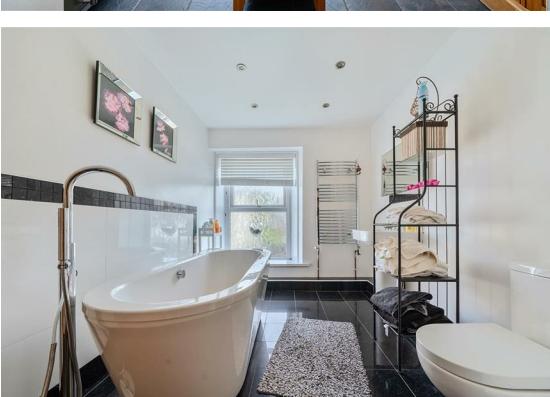
Reception Room

13'2 x 12'1 (4.01m x 3.68m)



Family Room

12'6 x 12'1 (3.81m x 3.68m)



Shower Room

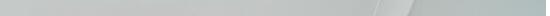
Kitchen/Dining Room

24'10 x 13'0 max (7.57m x 3.96m max)



Utility

First Floor



Landing

Bedroom One

18'6 max x 11'2 (5.64m max x 3.40m)

Ensuite Shower Room

Bedroom Two

12'0 x 12'0 (3.66m x 3.66m)

Bedroom Three

12'7 x 11'10 (3.84m x 3.61m)

Bedroom Four

8'11 x 8'11 (2.72m x 2.72m)

Bathroom

External

Shed

16'0 x 15'10 (4.88m x 4.83m)

Parking

Driveway

Council Tax Band

C

EPC

D

Tenure

Freehold

Services

Mains electricity, gas, water (billed) and sewerage.

Broadband - The current supplier is BT.

Mobile - There are no known issues with mobile coverage using the vendor's current supplier, Vodafone.

You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.

