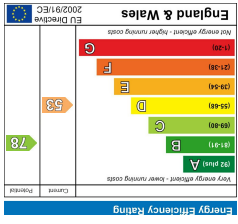


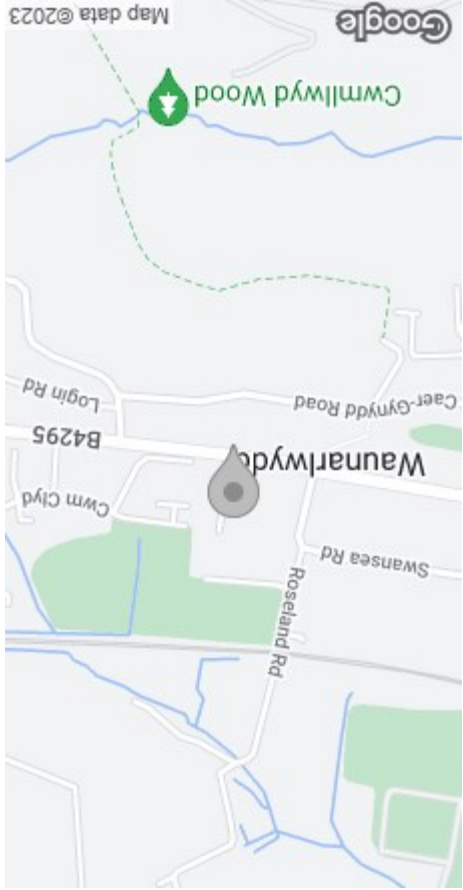


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as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

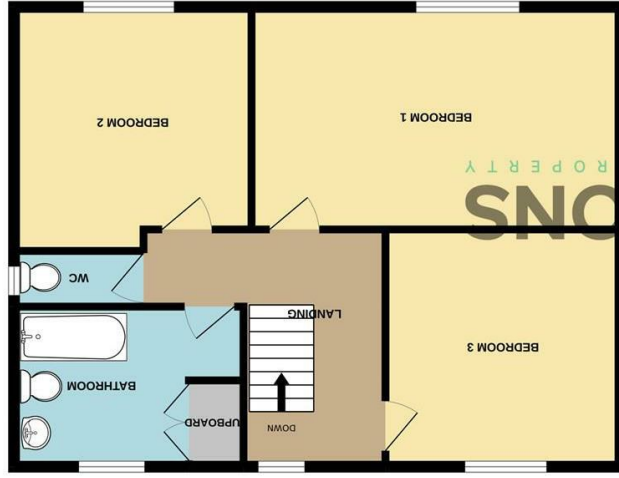
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Keytopix ©2022



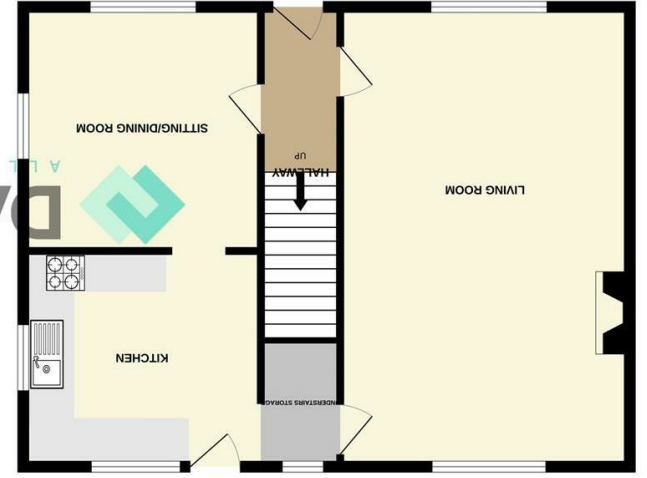
EPC



AREA MAP



1ST FLOOR



GROUND FLOOR

FLOOR PLAN



45 Swansea Road  
 Waunarlwydd, Swansea, SA5 4TQ  
 Offers Over £200,000



## GENERAL INFORMATION

We are delighted to bring to market this detached three bedroom family home situated in the popular village of Waunarlwydd. The property offers huge potential for spacious family living with a great size garden. The property comprises hallway, living room, sitting/dining room and kitchen to the ground floor, whilst the first floor offers three spacious double bedrooms, WC and bathroom. Externally, the property offers a detached garage and driveway parking plus a very generous rear garden. The property is set to take advantage of the many local amenities in Waunarlwydd and Gowerton, with great road links to the M4, Swansea, Llanelli and Gower, is on a main bus route and only 1.5 miles away from Gowerton train station. This property offers great potential for someone looking to create a good size family home in a prime location.

EPC-E

Council Tax Band-E

Tenure-Freehold

## FULL DESCRIPTION

### Ground Floor

#### Entrance Hallway

The property is entered via a wooden front door situated within an open porch. Radiator. Stairs leading up to the first floor landing with under stairs storage. Door into the sitting/dining room. Door into:

#### Living Room

23'0" max x 14'6" max (7.03 max x 4.43 max)

UPVC double glazed windows to the front and rear. Feature fireplace housing an electric fire. Two radiators. Door into the kitchen.

#### Sitting/Dining Room

12'11" x 11'8" (3.96 x 3.56)

UPVC double glazed windows to the front and side. Radiator. Open through to:



#### Kitchen

11'6" x 10'9" (3.52 x 3.29)

Fitted with a range of wall and base units with complementary work surfaces incorporating one and a half bowl stainless steel sink unit with drainer and mixer tap. Integrated gas hob and electric oven with extractor hood over. Space for a washing machine and dishwasher. Radiator. Partly tiled walls. Vinyl flooring. Two uPVC double glazed windows to the rear. UPVC double glazed window to the side. UPVC double glazed door leading out onto the rear garden.

#### First Floor

##### Landing

UPVC double glazed window to the rear. Loft access hatch. Doors into:

##### Bedroom One

17'9" x 11'2" (5.43 x 3.42)

UPVC double glazed window to the front. Radiator.

##### Bedroom Two

11'10" x 11'8" (3.63 x 3.56)

UPVC double glazed window to the rear. Radiator.

##### Bedroom Three

12'2" max x 11'8" max (3.71 max x 3.57 max)

UPVC double glazed window to the front. Wash hand basin. Radiator.

#### Bathroom

11'6" max x 8'0" max (3.51 max x 2.46 max)

Three piece suite comprising WC, wash hand basin and bath. Airing cupboard housing a radiator, shelving and gas combi boiler. Radiator. UPVC double glazed window to the rear.

#### WC

6'10" x 3'2" (2.09 x 0.99)

Two piece suite comprising WC and wash hand basin. UPVC double glazed window to the side.

#### Externally

##### Front

An elevated forecourt and a driveway leading to a detached garage. Gated side pedestrian access to:

##### Rear

A sit out patio area and steps leading to a good size raised garden laid to lawn bordered with mature trees and shrubs. Hard standing for greenhouse/shed.

