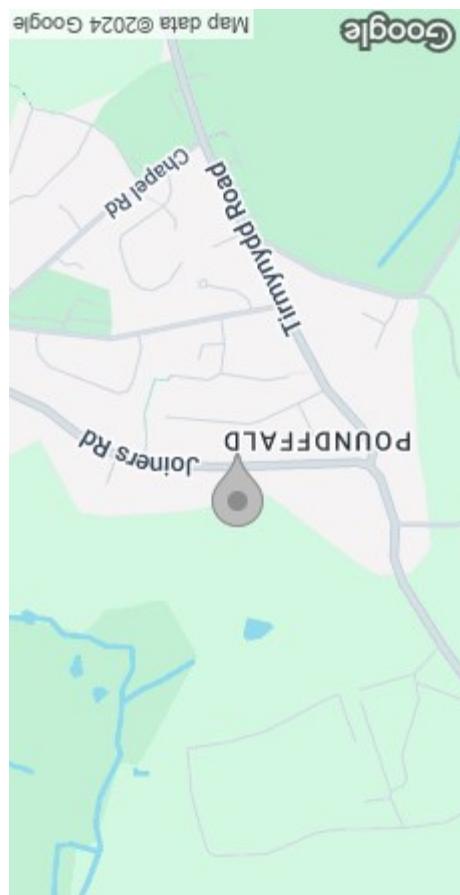


These particularists, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intermediary Purchasers should not rely on them as statements by themselves by inspection of fact, but must satisfy themselves as to their accuracy.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



FLLOOR PLAN



**37 Joiners Road**  
Three Crosses, Swansea, SA4 3NY  
**Offers Around £220,000**



## GENERAL INFORMATION

A very well presented and fully modernised detached Woolaway bungalow set in the peaceful village of Three Crosses, with its easy links to award winning beaches of Gower and countryside feel. This beautiful bungalow has been renovated throughout by its current owner including new electrics, plumbing and insulation throughout. The hub of the home is light and airy open plan kitchen/dining room which opens into a cosy lounge with French doors to the rear garden. The property offers three bedrooms and a modern bathroom. With front and rear gardens there is plenty of outdoor space on offer. Three Crosses is situated in a very desirable area and offers an idyllic village lifestyle. On hand there is a post office, shop, pubs, school, park, and community centre. Viewing is highly recommended to appreciate what this property has to offer.

EPC - TBC  
Council Tax Band - B  
Tenure - Freehold



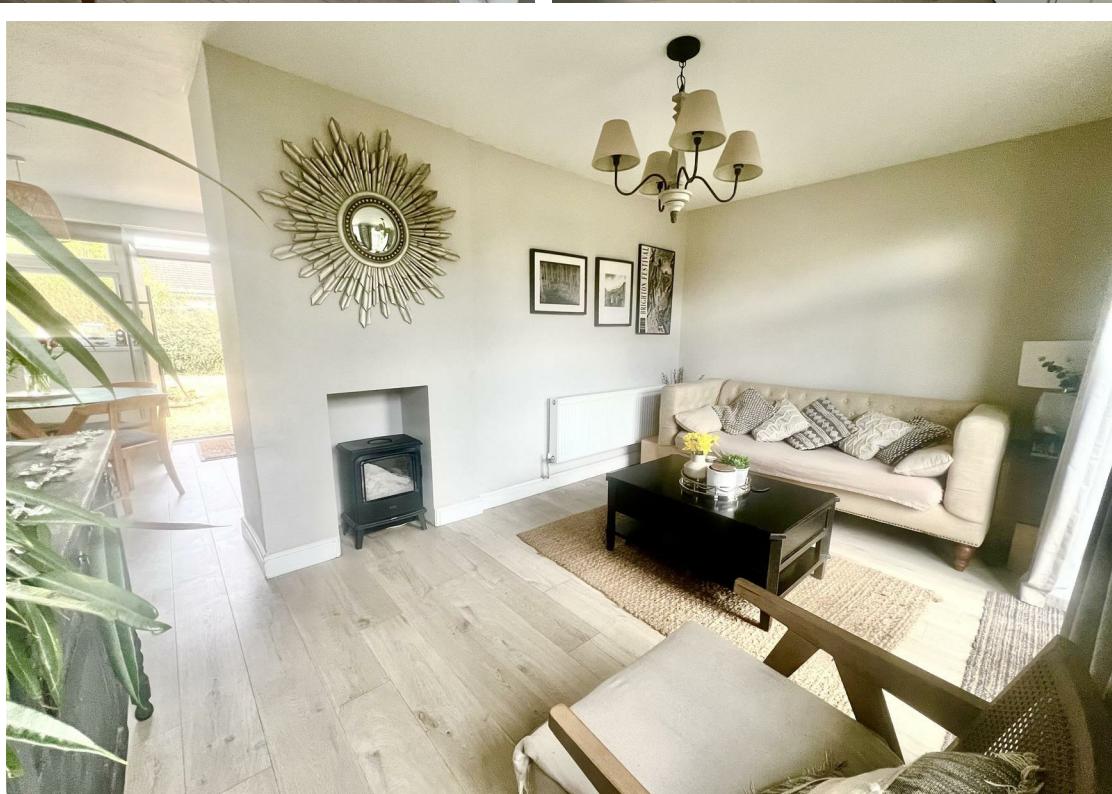
## FULL DESCRIPTION

### Ground Floor

#### Kitchen/Dining Room

17'8 x 10'7 (5.38m x 3.23m)

The property is entered via a composite front door. Kitchen fitted with a range of wall and base units with complementary work surfaces and matching upstands. Inset one and a half bowl ceramic sink unit with drainer and mixer tap. Integrated electric oven with induction hob and stainless steel extractor hood over. Cupboard housing the central heating boiler. Space for a washing machine, fridge freezer and tumble dryer. Space for a dining table and chairs. Two radiators. Wood effect flooring. Two double glazed windows to the front. Open through to:



#### Lounge

14'9 x 9'5 (4.50m x 2.87m)

Double glazed window and French doors to the rear. Radiator. Wood effect flooring.

#### Bedroom One

13'9 x 9'10 (4.19m x 3.00m)

Double glazed window to the rear. Built-in wardrobe. Radiator.



#### Bedroom Two

9'4 x 10'9 (2.84m x 3.28m)

Double glazed window to the front. Radiator.

#### Bedroom Three

9'9 x 6'2 (2.97m x 1.88m)

Double glazed window to the rear. Radiator. Wood effect flooring.

#### Bathroom

7'8 x 5'3 (2.34m x 1.60m)

Three piece suite comprising low level WC, wash hand basin set upon a vanity unit and panelled bath with a plumbed shower and glass side screen. Heated towel rail. Partly tiled walls. Vinyl flooring. Two double glazed frosted glass windows to the front.

#### Externally

##### Front

A garden laid to lawn, an area laid with decorative stone shingle and a flower bed with mature border planting. Pedestrian access to:

##### Rear

A level, enclosed garden laid to lawn.

##### Services

Mains electricity. Current supplier - Scottish Power Heating and hot water. LPG  
Mains water. Metered  
Mains drainage and sewerage  
Broadband. Current supplier - Sky  
Mobile. There are no known issues or restrictions for coverage. Current supplier - EE  
You are advised to refer to the Ofcom checker for mobile signal and broadband coverage.

##### Additional Information

The property is of non-traditional construction. It is a Woolaway bungalow, which is a prefabricated structure with a concrete frame and concrete wall panels. It is advised that you seek additional advice regarding mortgage availability and insurance for this type of property.

The approximate area of the property is 68 sq m/731 sq ft

