



Glanyrafon Road, £160,000

- Two bedroom Semi-detached
- Cul de sac location
- Three reception rooms
- Well-presented throughout
- Viewing highly recommended
- EPC Rating: Awaited



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About the property

Situated in a quiet cul-de-sac with views of the mountains beyond the River Tawe and the surrounding area is this well presented two bedroom, three reception room property. Viewing is recommended to appreciate the accommodation

Accommodation

Entrance Hall

Enter via a UPVc partial glazed door into the hall, tiled flooring, under stairs nook storage area and under stairs cupboard, carpeted spindled stairs to the first floor, 2 wooden doors with inset glazed panels leading to both the Living room and dining room;

Living Room - 10' 1" x 13' 2" (3.07m x 4.01m)

UPVc double glazed bay window to the front, fitted carpets, coving, radiators, gas feature fireplace with marble hearth, double wooden doors with glazed panels leading through to the living room;

Lounge - 8' 1" x 9' (2.46m x 2.74m)

UPVc double glazed window to the rear of the property, oak flooring, and brick effect tiled feature wall, coving and radiator, archway opening to dining room.

Dining Room - 8' 1" x 9' 1" (2.46m x 2.77m)

UPVc double glazed window to the side of the property, continuation of the oak flooring from the Lounge, coving, radiator, wooden door with glazed panel leading to the entrance hall, double wooden doors with glazed panels leading through to the kitchen.



Kitchen - 10' 1" x 10' (3.07m x 3.05m)

UPVc double glazed windows to both the rear and each side, UPVc double glazed door leading to the side offering access from the side and to the rear garden. LVT flooring, range of matching wall and base units with laminate worktop over. 1 1/2 bowl ceramic sink with mixer tap and tiled splashbacks, built under oven with gas hob and built in overhead extractor. Integrated tumble dryer, integrated washing machine and integrated fridge. Breakfast Island with storage and space for bar stools for additional dining. Spotlights to the ceiling.

First Floor

Landing

UPVc double glazed window with obscured glass to the side of the property, fitted carpet, loft access, built in storage cupboard housing water tank. Doors to both bedrooms and family bathroom.

Bedroom One - 9' x 13' plus storage cupboard (2.74m x 3.96m plus storage cupboard)

UPVc double glazed windows to the front of the property, fitted carpets, radiator and coving. Built in storage cupboard, plus additional walk in wardrobe.

Bedroom Two - 10' 1" x 10' 1" including recess (3.07m x 3.07m including recess)

UPVc double glazed window to the rear, fitted carpets, coving to the ceiling and radiator.

Bathroom

UPVc double glazed windows with obscured glass to the side and rear of the property. Laminate flooring and tiled walls. L shaped shower bath with glass screen and wall mounted electric shower, the bath is fitted with mixer taps and has a hand shower attachment. Wash hand basin with built in vanity storage and mixer taps, WC and radiator.

Externally

Front

Front garden laid mainly to lawn with wall to the perimeter and wrought iron gate to the front, block effect path to the front and to the side of the property, mature shrubs along the border. Side gate leading to a decked area for seating to the side of the property, further gate leading to rear garden or UPVc door into the kitchen.

Rear

To the rear you will find an enclosed low maintenance rear garden, laid mainly to patio, with double gates to the rear lane offering access for additional off road parking, the parking area is a continuation of the block effect paving from the front. There is a metal storage shed to the side and access into the outbuilding;

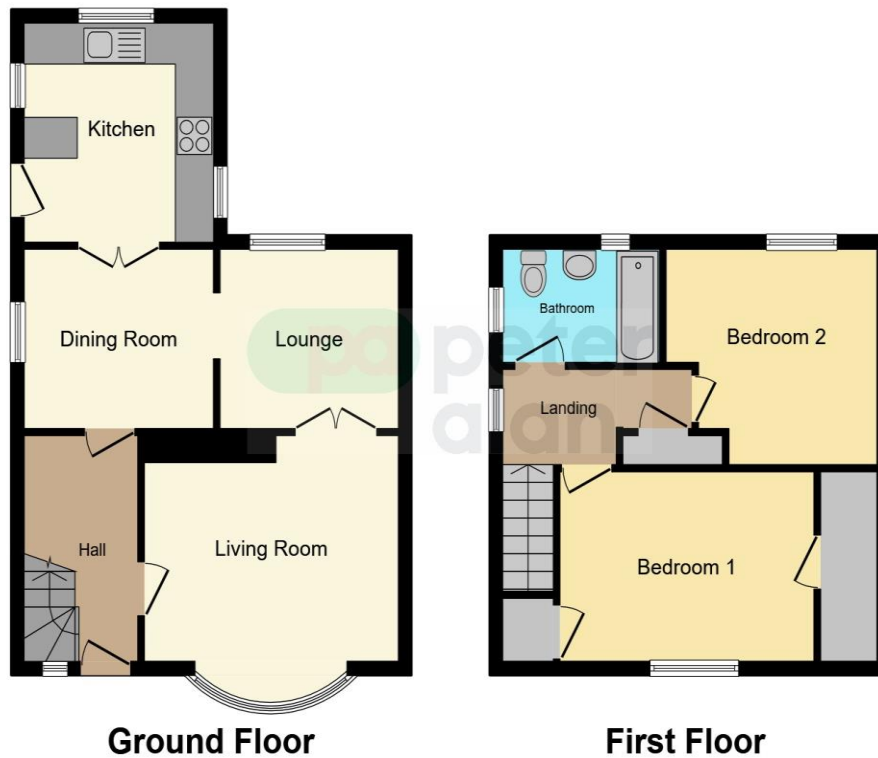
Outbuilding - 14' 10" x 7' (4.52m x 2.13m)

UPVc double glazed windows to the front and side of the building, UPVc door to the front, tiled floor, the outbuilding has electrical power to it, strip lights to the ceiling, it is fitted with some base units with laminate worktop over, this would make a great office or simply as a workshop/storage area.

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Floorplan



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