



Lucas Road, offers over £290,000

- 3 Bedroom Detached House
- Large Rear Garden
- Utility and Cloakroom
- Close to M4 Links
- No On-going Chain
- EPC Rating: E



 3  1  2



About the property

We are pleased to offer this well-presented spacious 3 bedroom detached house in the picturesque village of Glais. This property is being sold with no ongoing chain. Located close to local amenities and only a short drive to Pontardawe and the M4 motorway links. The property briefly comprises of hallway, Lounge/living room with multi fuel log burner, separate dining room, kitchen, utility room, downstairs cloakroom. To first floor you will find three double bedrooms and family bathroom separate shower and bath. The rear garden has several seating areas including a decking area that would be perfect to unwind and relax whilst enjoying the views towards the woods. There is the added addition of a cellar offering potential to convert into a workshop or additional living space or to use simply for storage. Driveway to the front of the property offering off road parking. Viewing is highly recommended to appreciate the space on offer.

Accommodation

Entrance Hall UPVC Double glazed front door opens to the hallway, fitted with laminate flooring, carpeted staircase to the first floor and doors leading through to separate lounge and dining rooms.

Living Room- 22' 1" x 11' 9" (6.73m x 3.58m)

UPVC double glazed window to the front and UPVC French doors to the rear opening onto a decked balcony. Oak flooring, Feature fireplace with multi fuel log burner inset, oak mantle and slate effect hearth. This large lounge was originally 2 separate reception rooms and is divided through the middle by an archway allow the rooms to utilised as one or as two separate spaces.

Dining Room- 12' 1" x 11' 10" (3.68m x 3.61m) UPVC double glazed window to the front, continuation of the laminate flooring from the hallway, archway leading to the kitchen which the vendor has plans drawn up to open the space should the new owner decide to do so. Feature fireplace with coal effect gas inset fire with wooden surround.

Kitchen- 10' 1" x 11' 1" Plus door recess (3.07m x 3.38m Plus door recess) UPVC double glazed window to the rear and composite barn style door to the rear garden. Tiled floors and splashback, range of matching wall and base units with



laminated worktops over, Gas hob with overhead extractor. 1 1/2 bowl stainless steel sink with mixer tap, built in double oven. Under stair storage and door leading to utility;

Utility Room- 6' 10" x 9' 1" max (2.08m x 2.77m max)

UPVC double glazed window to the side, tiled walls and floors, wall mounted combi boiler, space and plumbing for washing machine and space for tumble dryer with worktop space over. Space for a large fridge freezer, door to cloakroom.

Cloakroom- Continuation of tiled walls and floors, wall mounted wash hand basin with mixer tap, WC.

First Floor

Landing- Spindled and carpeted staircase to the first floor, UPVC double glazed window to the rear, loft access and doors leading off to all bedrooms and family bathroom.

Bedroom One- 11' x 14' 1" (3.35m x 4.29m)

2 x UPVC double glazed windows to the front of the property, fitted carpets and coving to the ceiling.

Bedroom Two- 11' x 12' (3.35m x 3.66m)

UPVC double glazed window to the front, fitted carpets and picture rails.

Bedroom Three- 11' x 11' 1" (3.35m x 3.38m)

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

Bathroom- UPVC double glazed window with obscured glass to the rear of the property, tiled walls and flooring, four piece suite comprising of bath, wash hand basin, WC and separate corner shower cubicle comprising of tray, glass screen with sliding doors, wall mounted mixer shower. Double linen storage cupboard.

Externally

Front Garden- To the front you will find a small enclosed courtyard laid to patio slabs leading up to the property, and to the side there is a drive way for one car, with side gate access to the rear garden.

Rear Garden- To the rear garden you will find a generous garden laid out in three sections, to the first you will find a decking area leading from the rear of the property with balcony space for seating. There are steps down to the large patio area with raised flower beds and an additional gravel flower bed area. To the rear of the garden the garden is laid to lawn with further raised flower beds and an additional gravel seating area to the corner where you can enjoy the fantastic mountain and forest views.

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Floorplan



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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