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Rhyd Y Gwin, Craig-Cefn-Parc Swansea
offers over £550,000

 **black**

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About the property

An immaculately presented detached house offered for sale. Situated in Craig-cefn-parc which is a village near the suburb of Clydach, Swansea. It falls within the Mawr ward of Swansea. The name means "park ridge rock". Cwm Clydach RSPB nature reserve is located at the south of the village, near the New Inn Public House, at the boundary between Craig-cefn-parc and Clydach. The village has a small store, a community building and playing fields. In 2020 funding was obtained for a children's park and play area. The generous and flexible accommodation is featured over four floors and briefly comprises; four reception rooms, four double bedrooms or two receptions and six bedrooms, garage, utility room, lobby, three bathrooms and one toilet. To the outside this family home sits a plot with approximately three acres offering off-road parking for multiple vehicles, patio seating areas boasting breathtaking views and land ideal for multiple purposes such as business potential, grazing, small holdings or allotments. This modern home is ideal for a larger family seeking spacious accommodation. Viewing is highly recommended to appreciate. Please call Peter Alan Morriston on 01792 798201 to arrange a viewing or book 24/7 on our website.

Accommodation

Entrance Hall

upvc front door with upvc double glazed window to the side of the door, oak flooring, oak stair case leading to lower ground floor, oak stair case leading to first floor, oak door to toilet, oak door to garage, oak door to reception room/ bedroom 5, oak door to reception room/ bedroom 6 and oak door to;

Lounge 20' x 19' (6.10m x 5.79m)

2 x upvc double glazed double doors to rear with balustrade's boasting fantastic views and oak flooring.

Reception Room/ Bedroom 5

13' 4" x 6' 3" (4.06m x 1.91m)

upvc double glazed window to front and oak flooring.

Reception Room/ Bedroom 6

10' 3" x 7' 1" (3.12m x 2.16m)

upvc double glazed window to front and oak flooring.

Wc

upvc double glazed window to side, tile flooring, part tile walls, wash hand basin with mixer tap and w.c.

Garage 23' 4" x 10' (7.11m x 3.05m)

upvc double glazed window to rear, electric up and over door to front, concrete flooring, electricity supply and internal door to ground floor.

Landing

Internal landing window, fitted carpet, oak doors to 3 double bedrooms, oak door to bathroom and stair case with fitted carpet leading to second floor.





Master Bedroom 20' max x 16' 7" max (6.10m max x 5.05m max)
2 x upvc double glazed windows to rear with views, fitted carpet, fitted wardrobes and oak door to;

En-Suite

tile flooring, part tile walls, walk in shower, wash hand basin with mixer tap and w.c.

Bedroom Two 13' 5" max x 13' 5" (4.09m max x 4.09m)
2 x upvc double glazed windows to front, fitted carpet and oak door to walk in wardrobe.

Bedroom Three 16' 9" x 13' 4" max (5.11m x 4.06m max)
2 x upvc double glazed windows to front and fitted carpet.

Bathroom

upvc double glazed window to rear, tile flooring, part tile walls, bath tub with mixer tap, wash hand basin with mixer tap and w.c.

Landing

fitted carpet and oak door to bedroom 4/ attic space.



Bedroom Four/ Attic Space

28' 5" max x 13' 2" max (8.66m max x 4.01m max)
upvc double glazed feature window to rear with phenomenal views, velux window to rear, fitted carpet, 2 x oak doors to eve storage space and oak door to walk in wardrobe/ storage area.

Lower Ground Floor

Hall

tile flooring, oak door to under stair storage, oak door to shower room and oak door to kitchen/ lounge/ diner.

Shower Room

upvc double glazed window to side, tile flooring, tile walls, walk in shower, wash hand basin with mixer tap and w.c.

Kitchen/ Louge/ Diner 33' 11" max x 19' 11" max (10.34m max x 6.07m max)

2 x upvc double glazed double doors to rear with views, upvc double glazed window to side, upvc door to side, tile flooring, fitted with a matching range of base and eye level units and work top over, space for range cooker, integrated hood, inset stainless steel sink with mixer tap, integrated dish washer, space for large dining, lounge are and oak door to;



Utility Room

14' 5" x 9' 7" (4.39m x 2.92m)
tile flooring, fitted with a matching range of base and eye level units and work top over, inset stainless steel sink with mixer tap, space for washing machine, space for dryer, space for fridge freezer and door to;

Lobby 9' 6" x 8' 4" (2.90m x 2.54m)

upvc door to rear, upvc double glazed window to rear, tile flooring and air source pump central heating system housed here.

External

Front

To the front there is gated access onto a drive way creating off road parking for multiple cars, electric door to access the garage and side access to the rear via steps.

Rear

To the rear the garden has approximately 3 acres of land thriving breathtaking panoramic views of the countryside. There are tiered patio seating areas, a lawn area, a tarmac drive way with gated access to enter, and 3 x outbuildings. The land is ideal for grazing, small holdings and vegetable/ allotment areas. There is also side access to the front via steps.









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.

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.