

NEW
INSTRUCTION



9 Maes-Y-Celyn, Three Crosses, Swansea SA4 3PA

£415,000

Four Bedroom Detached Family Home
En suite Shower To Master Bedroom
Conservatory
Attached Single Garage
Cul-de-sac Location
EER: tbc

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SS/DT/77693/150920

DESCRIPTION

A four bedroom detached property built by Barrett homes set in a quiet cul-de-sac of similar properties that offers itself as an ideal family home with the added advantage of a conservatory.

The property is situated in the sought after village of Three Crosses on the edge of the Gower Peninsula approximately 9 miles from the City centre of Swansea. The property is conveniently located for all local amenities, including the primary school, Chapel, Country Store and Community Centre, whilst the village of Killay is only a short drive away.

The accommodation comprises entrance hallway leading to sitting room, lounge, modern fitted kitchen with utility room off, cloakroom and conservatory to the ground floor, whilst to the floor there is a master bedroom with en suite shower room, three further bedrooms and a bathroom.

Externally there is off road parking and single garage and a small enclosed level rear garden.

ENTRANCE HALLWAY

Entrance via double glazed front door giving access. Textured and coved ceiling, medium effect oak laminate flooring, staircase giving access to first floor, doors to:

FAMILY LOUNGE

13'6 x 12'4 (4.11m x 3.76m)
Converted into an extra reception room from garage. Offering good sized accommodation for the larger family, suitable for many uses to include sitting room, play room, study or office. With double glazed window looking to front aspect.

SITTING ROOM

17'2 x 8'1 (5.23m x 2.46m)
Textured and coved ceiling, understairs storage cupboard space, continued medium oak effect laminate flooring, double glazed bay window to front aspect, door to:

KITCHEN

29'5 x 9'7 (8.97m x 2.92m)
A good sized spacious modern fitted kitchen with a good

selection of matching base and wall units in high gloss black with matching stainless steel handles, wood effect roll top work surface space and preparation area incorporating single drainer stainless steel sink unit, ceramic tiled flooring, part tiled walls, built-in wine chiller, spotlights. Double glazed window looking onto conservatory, space for fridge/freezer, double oven, grill and hotplate with 6 ring gas burner and extractor canopy over. Door giving access to conservatory, further door to:

UTILITY ROOM

6'2 x 5'8 (1.88m x 1.73m)
With wall mounted boiler (supplying the domestic hot water and central heating), extractor fan, plumbing for automatic washing machine and dryer, door giving access to rear garden, further door to:

CLOAKROOM

Two piece suite comprising low level WC, vanity wash hand basin with storage space under, double glazed frosted window to side.

CONSERVATORY

23'4 x 11'7 (7.11m x 3.53m)
Built upon brick plinth, double glazed, polycarbonate strengthened roof, ceramic tiled flooring, double glazed French doors opening onto rear garden.

FIRST FLOOR LANDING

Attic hatch, doors to:

MASTER BEDROOM

13'5 x 12'3 (4.09m x 3.73m)
With fitted over bed wardrobes and storage units, double glazed window to front aspect, door to:

EN SUITE SHOWER ROOM

5'8 x 5'8 (1.73m x 1.73m)
Three piece suite comprising walk-in shower housing mains power shower, low level WC, vanity wash hand basin with storage space under, double glazed frosted window to front.

BEDROOM TWO

11'3 x 11'1 (3.43m x 3.38m)
Textured ceiling, double glazed window to rear.

BEDROOM THREE

8'7 x 6'2 (2.62m x 1.88m)
Spotlights, double glazed window to front.

BATHROOM

7'4 x 6'9 (2.24m x 2.06m)

Three piece white suite comprising panel bath, vanity wash hand basin with storage cupboard space under, low level WC, part tiled walls, double glazed frosted window to rear.

BEDROOM FOUR

Double glazed window to rear.

EXTERNALLY

To the front of the property is driveway parking suitable to park a minimum of 3 vehicles leading to a **SINGLE ATTACHED GARAGE** with electronically operated up and over door and power and lighting. The small front garden is laid to lawn. The rear enclosed and level garden is mainly laid to lawn with mature shrubs.

SERVICES

VIEWING

By appointment with the selling Agents on 01792 297800 or e-mail killay@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Killay Office proceed in the direction of Upper Killay passing Cila Primary School on the left and continue over the cattle grid onto Fairwood Common. Take the right hand fork and continue over the common taking the next right signposted Three Crosses. Continue into the village of Three Crosses and turn right immediately after the playing fields onto Chapel Road, take the next left into Orchard Drive and proceed through the development which becomes Maes-Y-Celyn where the property is located on the right hand side.