



7 Coed Y Crwys, Three Crosses SA4 3PW

Offers in the region of £520,000

A Extended Five Bedroom Detached
Property
Double Integral Garage
Orangery
Countryside and Estuary Views
EER C 72

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
A			A		
B			B		
C			C		
D			D	69	72
E			E		
F			F		
G			G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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JP/RO/71525/190719

DESCRIPTION

A beautiful detached extended property located in the sought after village location of Three Crosses on the Gower Peninsula.

The dwelling is spacious, light and airy and has a hallway, cloakroom, main lounge with orangery off, kitchen/breakfast room, utility and second lounge.

On the first floor are five bedrooms, en-suite to Master bedroom, Jack and Jill bathroom to bedrooms two and three plus main bathroom.

The property has the benefit of a double garage (currently used for storage), off road parking, lawn garden to the front and rear plus stone patio and Summer House with power, light and WIFI.

Countryside and estuary views can be enjoyed from the comfort of the garden and rear of the property.

The village of Three Crosses has a primary school, restaurant and bar, county store, community centre and village green. More shops are available a short drive away in Killay or Gowerton.

Other benefits include recently added Orangery, contemporary log burner double glazing and gas boiler.

Viewings highly recommended to appreciate this lovely family home.

HALLWAY

14'6 x 8'0 max (4.42m x 2.44m max)

Enter via half glazed door, coving, tiled flooring, stairs to first floor, doors to:

CLOAKROOM

6'7 x 3'5 (2.01m x 1.04m)

Frosted window to front, WC, wash hand basin, tiled flooring, door to:

INTEGRAL DOUBLE GARAGE

16'5 x 15'5 (5.00m x 4.70m)

Used as storage currently.

LOUNGE TWO

11'4 x 10'4 (3.45m x 3.15m)

Window to front, coving, doors to hallway and kitchen.

KITCHEN/BREAKFAST ROOM

19'1 x 11'5 (5.82m x 3.48m)

Wall and base units in grey matte with granite work tops, double built-in Neff ovens with five ring gas Neff hob with extractor fan over, 1½ bowl sink with granite drainer and Quooker tap, dishwasher, American style fridge, tiled flooring, granite splash back, window and French doors to rear, door to:

UTILITY ROOM

6'4 x 5'2 (1.93m x 1.57m)

Further sink, units with worktops, wall mounted gas boiler servicing the central heating and hot water, door to garden.

MAIN LOUNGE

16'5 x 14'5 (5.00m x 4.39m)

Coving, ceiling rose, contemporary style log burner on slate hearth, window to rear, oak flooring, opening to:

ORANGERY/DINING ROOM

18'9 x 9'5 min (5.72m x 2.87m min)

Oak flooring, window to side and rear, French doors to side overlooking garden and distant county and estuary views, lantern ceiling with spotlights.

FIRST FLOOR LANDING

15'8 min x 4'0 min (4.78m min x 1.22m min)

Airing cupboard, attic hatch, door to:

BEDROOM ONE

13'6 x 11'6 (4.11m x 3.51m)

Window to front, fitted drawers and dressing table, door to:

EN-SUITE SHOWER ROOM

6'7 x 6'5 (2.01m x 1.96m)

Corner shower, WC, vanity unit with wash hand basin, textured ceiling, frosted window to front.

BEDROOM TWO

13'8 x 11'3 (4.17m x 3.43m)

Textured ceiling, window to rear, vanity sink unit, door to:

JACK AND JILL BATHROOM

7'9 x 6'1 (2.36m x 1.85m)

Bath, WC, wash hand basin, frosted window to front, tiled walls, lino flooring.

BEDROOM THREE

14'4 x 10'12 (4.37m x 3.35m)

Textured ceiling, window to rear, sink unit, door to jack and jill bathroom.

BEDROOM FOUR

12'8 x 10'6 (3.86m x 3.20m)

Window to front, fitted wardrobes, textured ceiling.

BEDROOM FIVE/STUDY

10'4 x 7'7 (3.15m x 2.31m)

Window to rear, textured ceiling, fitted cupboards and shelving.

FAMILY BATHROOM

7'1 x 5'9 (2.16m x 1.75m)

P shaped bath with shower screen over, WC, vanity wash hand basin, frosted window to front, tiled walls, lino flooring.

EXTERNALLY

To the front is a doubled garage with two up and over doors.

Side gate leads to the rear garden which has a patio and lawned area, Summer House and distant views.

SERVICES

We are advised mains services are connected to the property.

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 through Upper Killay over the cattle grid taking a right turn signposted Three Crosses and onto Tirmynydd Road. Continue along for approximately 200 yards taking a right turn onto Chapel Road. At the junction, turn right onto Joiners Road and the next immediate left onto Gowerton Road. Take the next turning left into Coed-Y- Crwys into the development and then 2nd left where number 7 can be found straight ahead.