



2 Clos Y Wern, Swansea, SA4 0XZ
Offers In Excess Of £330,000



Welcome to No. 2

An immaculately presented four bedroom detached townhouse situated in the popular Clos Y Wern development in Hendy. Situated at the front of the development with countryside views and boasting four double bedrooms, with two en-suite's plus a dressing room to the master.

This generously sized property has been lovingly cared for and updated by its current owners to comprise of entrance hallway, cloakroom, lounge, kitchen/diner, utility room, sitting/dining room, Three double bedrooms to the first floor with an en-suite to bedroom two, plus family bathroom with a further door leading to the private windowed staircase which leads to the master bedroom with a dressing room and further en-suite.

Outside the back garden has been mainly laid to lawn with a patio and decked area.

The garage and off road parking for two cars are to the rear.

Property Description

Entrance

Entered via an obscure composite door with side double glazed windows into:

Hallway

Smooth ceiling with coving, fuse box, radiator, stairs to first floor, doors to:

Lounge 3.05m x 6.35m (10' 0" x 20' 10")

Smooth ceiling with coving, radiator x2, Upvc double glazed window, Upvc double glazed french doors with side double glazed panels, electric fire with decorative surround.

Cloakroom 1.80m x 1.57m (5' 11" x 5' 2")

Smooth ceiling with spotlights, radiator, vanity unit housing wash hand basin with tiles to splashback, low level W.C, door to storage cupboard, tiled flooring.

Kitchen/diner 2.87m x 4.32m (9' 5" x 14' 2")

Fitted with a range of matching wall and base units with work surface over, five ring gas hob burner with extractor fan over, eye level electric double oven, stainless steel 1 and 1/2 bowl sink with drainer and pull down mixer tap, Upvc double glazed windows x 2, radiator, space for fridge/freezer, tiled floor, door dining room, door to:

Utility Room 1.45m x 1.80m (4' 9" x 5' 11")

Smooth ceiling, extractor fan, plumbing for washing machine, space for tumble dryer, wall and base units with work surface over, stainless steel sink with





drainer and mixer tap, obscure Upvc double glazed door, cupboard housing wall mounted boiler, tiled flooring.

Dining room 3.34m x 2.45m (10' 11" x 8' 0")
Smooth ceiling with coving, Upvc double glazed french doors with double glazed side panels, radiator, wood effect laminate flooring.

Landing
Smooth ceiling door to airing cupboard, door leading to the private staircase of the master bedroom, doors to:

Bedroom Two 3.11m x 4.59m (10' 2" x 15' 1")
Smooth ceiling, Upvc double glazed window x 2, radiator, door to:

En-suite 1.90m x 1.58m (6' 3" x 5' 2")
Smooth ceiling with spotlights, radiator, obscure Upvc double glazed window, tile effect vinyl flooring, wash hand basin, low level W.C, shower in enclosure, part tiled walls, electric shaver point, extractor fan.

Family Bathroom 2.00m x 1.58m (6' 7" x 5' 2")
Fitted with a three piece suite comprising of bath, pedestal wash hand basin and low level W.C, part tiled walls, tile effect vinyl flooring, obscure Upvc double glazed window, radiator, electric shaver point, extractor fan.

Bedroom Three 2.95m x 2.72m (9' 8" x 8' 11")
Smooth ceiling, Upvc double glazed window, radiator, built in wardrobe.

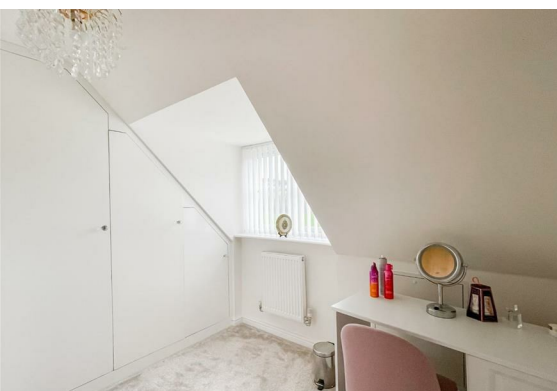
Bedroom Four 2.95m x 3.42m (9' 8" x 11' 3")
Smooth ceiling, Upvc double glazed window, radiator.

Master bedroom 5.84m x 4.19m (19' 2" x 13' 9")
Smooth ceiling, access to loft, built in wardrobes, storage in eaves, radiator x2, velux style double glazed window, Upvc double glazed window, door to:

Dressing room 3.17m x 2.34m (10' 5" x 7' 8")
Smooth ceiling, Upvc double glazed window, radiator, storage in eaves, built in wardrobes, door to:

En-suite 2.25m x 1.63m (7' 5" x 5' 4")
Smooth ceiling, double glazed velux style window, electric shaver point, double shower in enclosure, tiled floor, part tiled walls, radiator, extractor fan, low level W.C, vanity unit housing hand basin.

External
To the rear of this lovely home are the garage and driveway with off road parking for two cars. A gate leads to the rear garden which has been mainly laid to lawn with a decked area and patio area. Side pedestrian access via an iron gate leads you back to the front of the property.





Ground Floor

First Floor



Second Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Viewing

Please contact our No. 86 Estate Agency Office on 01792 348200 if you wish to arrange a viewing appointment for this property or require further information.

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