



30 Brynmead Close, Swansea, SA2 9EY

Offers Over £250,000

THREE BEDROOM EXTENDED SEMI-DETACHED HOME in GORGEOUS PLOT with DUAL ACCESS DRIVEWAYS & PEACEFUL PRIVATE GARDENS. Set in a FANTASTIC LOCATION in close proximity to local amenities & Sketty Primary School. Featuring a MODERN KITCHEN & UTILITY, EXPANSIVE LIVING/DINING ROOM, HALLWAY & SUN ROOM on the ground floor with THREE BEDROOMS, WC & BATHROOM on the first floor. Comprising GAS CENTRAL HEATING & PVCu double glazing.

IDYLLIC SOUTH FACING GARDENS with lawn, terrace & decked areas wrap around the property on THREE ASPECTS creating an INCREDIBLY PRIVATE ENVIRONMENT for OUTDOOR LIVING, RELAXING & DINING. The outdoor space is immaculately maintained & perfect for those with multiple cars or those needing extra outdoor space as the top driveway features a TIMBER CARPORT, useful not only for cars, but for storing other vehicles, or kayaks/boats.

Call to register interest now! This area sells fast!

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Hallway

15'2" x 5'7" (4.63 x 1.71)



Immaculate hallway comprising PVCu windows, radiator, wood effect flooring and carpeted stairs up to the first floor.

Living/Dining Room

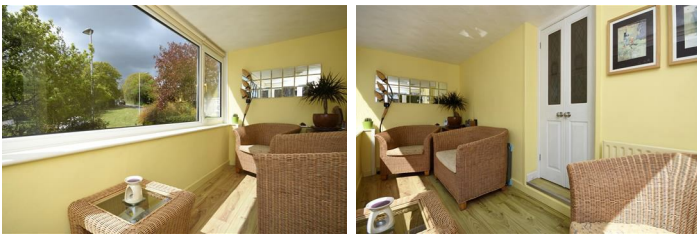
27'9" x 10'11" (8.46 x 3.34)



Expansive living area with dual aspect PVCu windows, wood effect flooring, radiators, tv point, contemporary real flame gas fire and doors from both the main hallway & kitchen.

Sun Room

14'8" x 5'2" (4.48 x 1.60)



Light and relaxing living space featuring radiator, wood effect flooring, 'tilt & turn' PVCu windows & door to the front garden. Natural light floods in the room enabling a very relaxed and peaceful ambience.

Kitchen

12'0" x 5'7" (3.67 x 1.71)



Modern kitchen comprising a range of wall & base units, with worktops, breakfast bar & cooker hood. Also featuring

radiator, tiled flooring and PVCu windows & door to the terraced garden - Open to the utility area.

Utility Area

9'1" x 5'1" (2.78 x 1.57)



Open to the kitchen, the utility area also comprises wall & base units, worktop, composite sink and space for two appliances with PVCu windows with leafy views across the front garden.

Landing

11'10" x 6'1" (3.62 x 1.87)



Featuring wood effect flooring, airing cupboard with radiator and doors to the WC, bathroom and all bedrooms.

WC

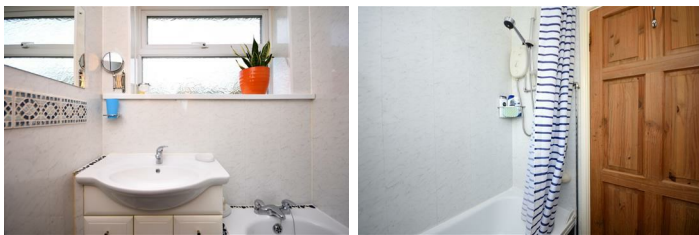
5'9" x 2'4" (1.77 x 0.72)



With water resistant tile effect laminate flooring, respotex panelling, PVCu windows and WC.

Bathroom

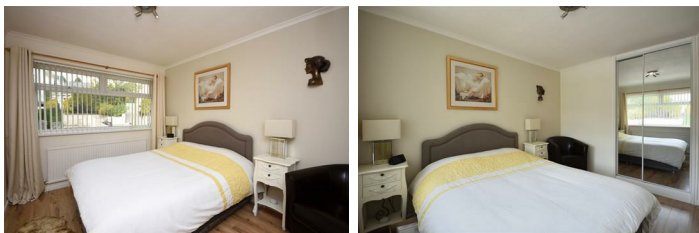
5'7" x 4'10" (1.72 x 1.48)



Part tiled bathroom featuring water resistant tile effect laminate floor, PVCu windows, heated towel rail, shower over bath and sink/storage unit.

Bedroom One

11'11" x 10'8" (3.64 x 3.26)



Double bedroom comprising wood effect flooring, radiator, built in wardrobe and PVCu windows to the rear aspect.

Bedroom Two

13'1" x 9'4" (3.99 x 2.86)



Second double bedroom featuring wood effect flooring, radiator, built in wardrobe and PVCu windows with far reaching sea views.

Bedroom Three

9'11" x 7'4" (3.04 x 2.24)



Single bedroom with wood effect flooring, radiator and PVCu windows with gorgeous views towards Mumbles Head.

External



The property is set on an a beautifully maintained south facing plot featuring a colourful array of mature trees and shrubs with both terraced, lawned and decked areas on three aspects. This idyllic outdoor space is very private and a lovely environment for relaxing in, entertaining or dining outside. In addition, the home benefits from two driveways with dual access from both Llyn Mawr Road (opposite Sketty School) and Lon Masarn. The Lon Masarn driveway also comprises a timber covered carport with steps down to one of two entrances into the property.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO₂) Rating			
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

Smiths Homes endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

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