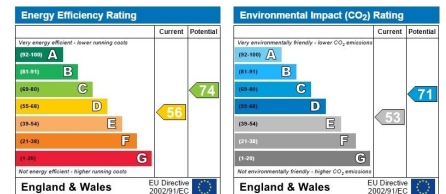




63 Tirmynydd Road, Three Crosses SA4 3PB

Offers in the region of £375,000

Four Bedroom Detached Bungalow
Detached Garage
Good Size Lawned Garden
Village Location
NO UPWARD CHAIN
EER D 56



John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

JP/RO/74971/040320

DESCRIPTION

A detached extended bungalow located in the village of Three Crosses. Generous off road parking for numerous vehicles with detached garage and front and rear gardens. In need of further modernisation and upgrading the accommodation has a entrance porch, lounge, conservatory, kitchen, inner hallway, shower room, four bedrooms on the ground floor. In the loft space is a further useful room. Other benefits include gas central heating, double glazing and scope for further develop (STP). Viewings highly recommended to appreciate overall size.
NO UPWARD CHAIN.

SIDE ENTRANCE PORCH

VESTIBULE

15'2 x 6'4 (4.62m x 1.93m)
Window and door to front, Terrazzo tiled flooring, textured ceiling and beams, window to hallway, French doors to:

KITCHEN

19'9 x 9'7 max (6.02m x 2.92m max)
Wall and base units with roll top work surfaces over, 1½ bowl stainless steel sink, fire breast with shelving, alcove with cupboard and window over, cupboard housing gas boiler which services the central heating and hot water, part papered and part polystyrene tiled ceiling, part tiled and part wooden flooring, window to front, door to:

LOUNGE/DINING ROOM

27'6 x 15'9 (8.38m x 4.80m)
Bow bay window to side, coving to ceiling, stone

breast wall with wood burner insert, sliding doors to:

LEAN-TO

CONSERVATORY

22'0 x 8'8 (6.71m x 2.64m)
Windows and door to garden, tiled flooring, glazed sloping roof.

INNER HALLWAY

18'8 x 3'9 (5.69m x 1.14m)
Stairs to attic space, papered ceiling with coving.

SHOWER ROOM

11'9 x 5' max (3.58m x 1.52m max)
Electric shower, WC, wash hand basin, tiled walls, non-slip flooring, frosted window to side.

BEDROOM TWO

10'9 x 9'8 (3.28m x 2.95m)
Window to side, papered ceiling with coving, built-in wardrobes.

BEDROOM FOUR

10'4 x 8'3 (3.15m x 2.51m)
Window to side, polystyrene tiled ceiling.

BEDROOM ONE

11'5 x 10'4 (3.48m x 3.15m)
Window to front, papered ceiling with coving, two recesses.

BEDROOM THREE

10'3 x 9'8 (3.12m x 2.95m)
Window to front, papered ceiling with coving, two recesses.

FRONT PORCH

8'8 x 3'4 (2.64m x 1.02m)
Victorian tiles, coving to ceiling, door to:

HEXAGON

CONSERVATORY/SUN ROOM

7'4 x 5'6 (2.24m x 1.68m)
Dwarf wall, windows and door to rear, polycarbonate pitched roof.

FIRST FLOOR HALF ATTIC SPACE

EXTERNALLY

To the side is a driveway with parking for numerous vehicles and a detached garage with up and over door and power and lighting connected. The front garden has shrubs, bushes and a gate leading to the rear. The rear garden has a patio area, lawned area, two sheds, trees and bushes.

SERVICES

We have been advised all 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 the Killay office proceed along Gower Road in the direction of Upper Killay. Cross the cattle grid and turn right in the direction of Three Crosses continue along Tirmyndd Road, crossing the cattle grid into the village of Three Crosses and passed the post office where the property can be found just after parking available.