

53 Cefn Glas, Ynysforgan

£280,000

ASTLEYS
SALES AND LETTINGS



53 Cefn Glas

Ynysforgan, Swansea

Beautifully presented throughout, this attractive three bedroom detached home occupies a desirable position in the popular area of Ynysforgan. Spacious and well-proportioned accommodation extending to approximately 1,163 sq. ft with a well considered layout, excellent outdoor space and convenient access to a wide range of amenities, the property is an ideal choice for families. The location is particularly appealing, with local schools, shops and everyday amenities close by, while excellent transport links provide easy access to the M4. Swansea city centre, Morriston Hospital and a range of retail parks are also just a short drive away, combining the convenience of suburban living with excellent connectivity. The accommodation is arranged over three floors and begins with a porch and hallway, leading through to a living and dining room, modern kitchen/breakfast room and a shower room. To the first floor are three bedrooms and a family bathroom, while the second floor provides a useful attic room and additional storage, offering valuable flexibility for a home office, hobby space. Outside, the property continues to impress. The front garden is approached via a driveway providing ample off road parking, complemented by mature shrubs which create an established and attractive frontage. The enclosed rear garden is thoughtfully maintained, featuring a patio area, well stocked flower beds, a greenhouse and an array of flowers and shrubs. To the side, a further sitting area with artificial grass. A beautifully maintained home in a sought after location, offering generous accommodation and excellent outdoor space. Viewing is highly recommended to fully appreciate what this property has to offer.







Ground Floor

Porch
Dimensions: 2.36m x 1.74m (7'9" x 5'9"). Entered via the front door, this porch features a double glazed window to the side. The space is finished with tiled flooring and benefits from a radiator.

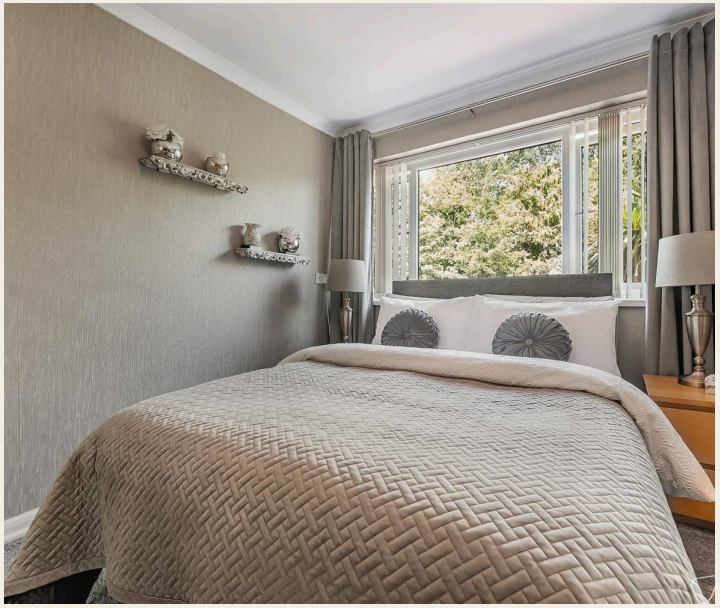
Hall
Dimensions: 4.25m x 1.74m (13'11" x 5'9"). A welcoming entrance hall with staircase rising to the first floor. The space is finished with wooden flooring and benefits from a radiator, creating a warm and inviting first impression.

Lounge/Dining Room
Dimensions: 4.25m x 4.29m (13'11" x 14'1"). Beautifully presented throughout, this inviting living room features a double glazed window to the front and patio doors leading to rear garden. An gas fireplace with surround provides an attractive focal point, while wooden flooring and a radiator complete the space.

Kitchen/Breakfast Room
Dimensions: 2.89m x 2.32m (9'6" x 7'7"). This modern kitchen is fitted with a matching range of base and wall level units with ample worktop space over, complemented by a central island with additional storage beneath. It features a 1+1/2 bowl sink, built in elements and plumbing for both a washing machine, along with a vent for a tumble dryer. There is space for a fridge freezer and cooker, with a five ring gas hob and extractor hood above. Double glazed windows to the side and rear draw in natural light, while laminate flooring and a radiator.

Shower Room
Dimensions: 1.73m x 2.22m (5'8" x 7'3"). Fitted a three piece suite comprising a shower cubicle, wash hand basin and WC, this neat space is finished with vinyl flooring.







First Floor

Landing
Dimensions: 3.22m x 1.93m (10'7" x 6'4"). Double glazed window to side, fitted carpet.

Bedroom 1
Dimensions: 3.40m x 3.51m (11'2" x 11'6"). This room benefits from a double-glazed window to the rear, fitted carpet, a radiator and a staircase gives direct access to the attic room.

Bedroom 2
Dimensions: 3.67m x 4.11m (12'0" x 13'6"). Double glazed window to front, fitted wardrobes with sliding doors, fitted carpet, radiator.

Bedroom 3
Dimensions: 2.21m x 2.84m (7'3" x 9'4"). Double glazed window to front, storage cupboard, fitted carpet, radiator.

Bathroom
Dimensions: 1.61m x 2.52m (5'3" x 8'3"). This bathroom is fitted with a three piece suite comprising a bath, wash hand basin and WC. Wood flooring and a frosted double glazed window to the rear complete the room.

Cupboard
Housing the boiler.

Second Floor

Attic Room
Two skylight, fitted carpet.

Storage
Dimensions: 1.90m x 2.93m (6'3" x 9'7").











Garden

To the front of the property, a large driveway provides ample off road parking and is complemented by a selection of mature shrubs, creating an established and welcoming approach. To the rear, the enclosed garden offers a private and well maintained outdoor space, with a patio area and established flower beds featuring an array of flowers and shrubs and a greenhouse. To the side there is also a sitting area with artificial grass.

Workshop

Dimensions: 3.74m x 2.22m (12'3" x 7'3"). Single glazed window to front.

Outbuilding

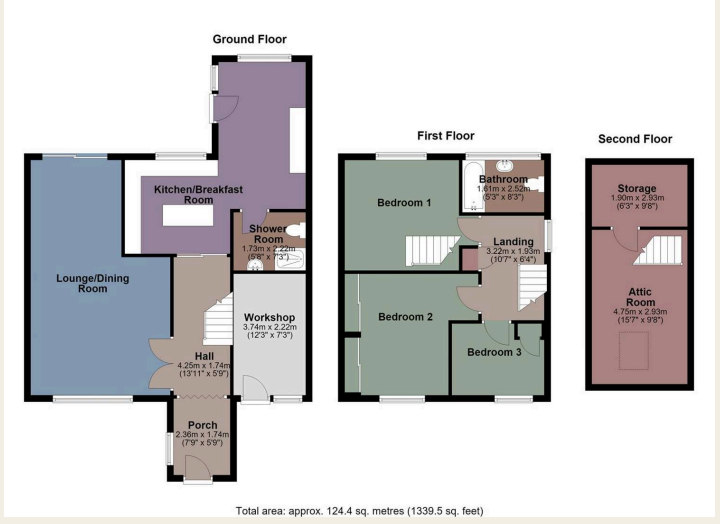
Outbuilding Dimensions: 4.91m x 3.31m (16'1" x 10'10"). A versatile room featuring sliding doors and two double glazed windows to the front and rear. The room also benefits from air conditioning and electricals.

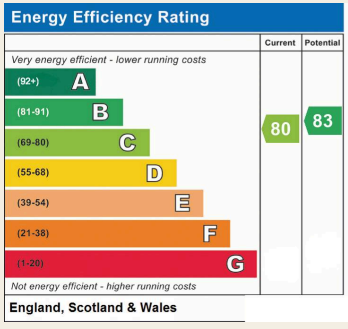
Council Tax band: D

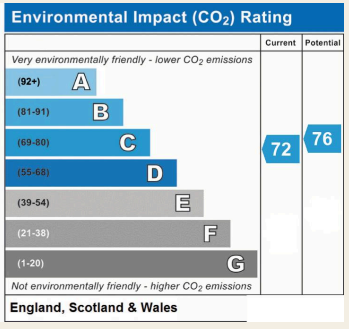
Tenure: Freehold

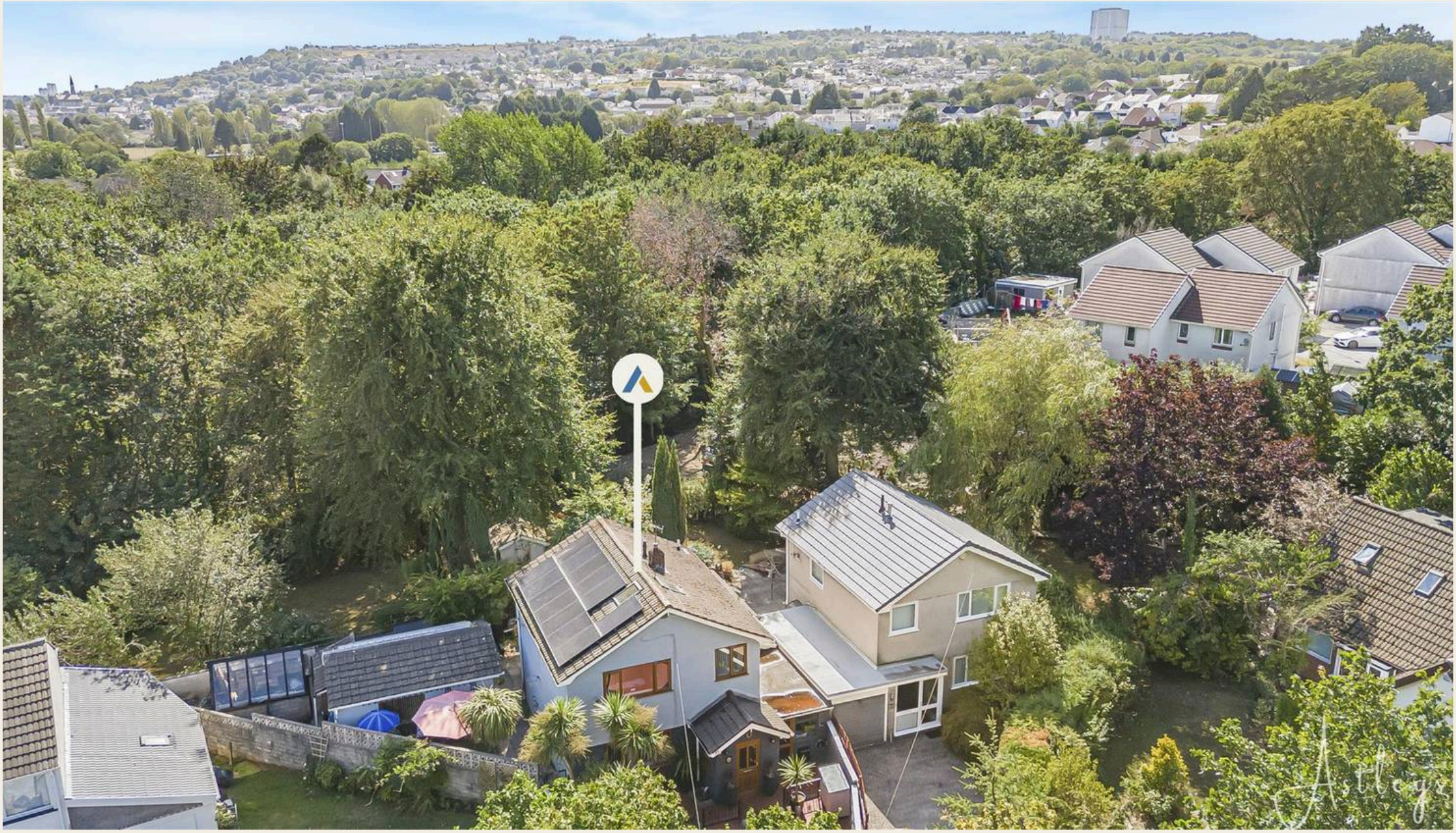
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C









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