

NEW  
INSTRUCTION



## 39, Rhyd-Y-Fenni, Crofty SA4 3SA

£279,950

Extended Three Bedroom Detached  
Bungalow  
Fantastic Estuary Views To The Rear  
Immaculately Presented Throughout

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**SS/RO/83069/010721**

## **DESCRIPTION**

An immaculately presented and extended detached bungalow located in Rhyd-Y-Fenni, Crofty with fantastic uninterrupted estuary views from the rear garden.

The bungalow offers good size light and airy rooms and the accommodation comprises entrance hallway, lounge, modern fitted kitchen, conservatory, sitting room or for the larger family bedroom three (or could be used for many other uses), two further bedrooms and a modern fitted bathroom suite.

Other benefits include double glazed windows and doors, gas fired central heating, ample off road parking and low maintenance front and rear gardens.

Crofty is a beautiful part of the North Gower peninsula where amenities are a short drive away in the village of Penclawdd with shops, schools, tea rooms and supermarkets, or explore the estuary and coastal walks and beaches which are close by.

## **ENTRANCE HALLWAY (L-SHAPED)**

Enter via double glazed side door, attic hatch, built-in storage cupboard housing boiler providing domestic hot water and gas central heating, coved ceiling, medium oak effect laminate flooring, doors to:

## **LOUNGE**

19'7 x 10'6 (5.97m x 3.20m)  
Good size light and airy room with double glazed window to rear with open aspect views, coved ceiling, medium oak effect laminate flooring, patio doors to conservatory.

## **KITCHEN**

12'4 x 7'7 (3.76m x 2.31m)  
Well appointed modern fitted kitchen with a good selection of matching high gloss wall and base units, stainless

steel handles and wood effect roll top work surfaces over, ceramic 1½ bowl sink unit with mixer tap, built-in fan assisted electric oven with 4 ring ceramic hob and stainless steel extractor hood over, space for fridge/freezer, plumbing for washing machine and dishwasher, part metro style tiled walls, medium oak effect laminate flooring, double glazed window to front.

## **CONSERVATORY**

10'8 x 7'4 (3.25m x 2.24m)  
Double glazed, polycarbonate strengthened roof, polished porcelain ceramic tiles, double glazed French doors to rear garden, door to:

## **SITTING ROOM/BEDROOM THREE**

15'9 x 8'5 (4.80m x 2.57m)  
Good size room and for the larger family an ideal 3rd bedroom but also suitable for many uses with double glazed windows to front and rear, medium oak effect laminate flooring.

## **BEDROOM ONE**

15'1 x 10'3 (4.60m x 3.12m)  
Double glazed window to front, fitted wall lights, coved ceiling.

## **BEDROOM TWO**

10'4 x 7'9 (3.15m x 2.36m)  
Double glazed window to side, coved ceiling.

## **BATHROOM**

6'5 x 6'1 (1.96m x 1.85m)  
Modern 3 piece suite comprising panelled bath with mains power shower and glazed side screen over, low level WC, pedestal wash hand basin, spotlights, tiled walls, double glazed frosted window to side.

## **EXTERNALLY**

To the front of the property is ample off road parking with a block paved drive. To the rear is an enclosed low maintenance garden with a paved patio area, AstroTurf,

raised flowerbeds, mature shrubs and flowers. There is also security lighting, an outside tap, **SHED** and fantastic open aspect estuary views.

## **SERVICES**

### **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 to the mini-roundabout and turn left onto Goetre Fawr Road. Continue on this road dropping down into Dunvant Square. At the mini-roundabout turn right and proceed along Fullers Row which becomes Garrod Avenue which then becomes Cecil Road. At the next mini-roundabout turn left and proceed straight through the traffic lights onto Brynymor Road. At the next set of traffic lights take a left and proceed to the village of Penclawdd. After the shops in Penclawdd proceed along the promenade until you come to a sign on your right signposted Pencaerfenni Court. Follow the road taking a right-hand turn into Pencaerfenni Lane and first left into Rhyd-Y-Fenni where the property is located on the right-hand side.