15 Llwyn-Yr-Iar

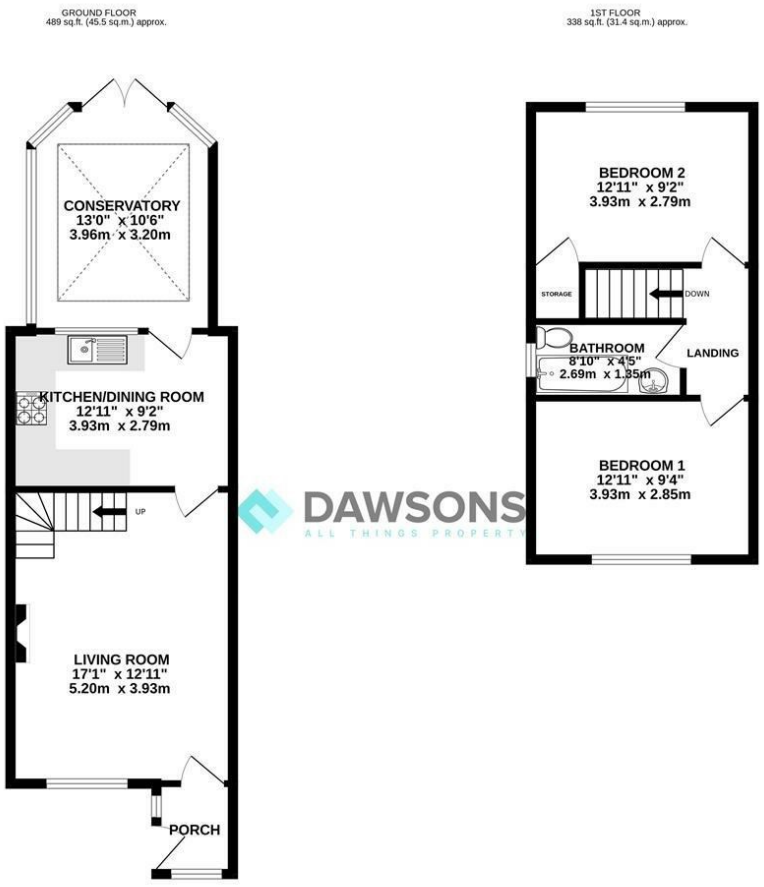
Parc Gwernfadog, Morriston, Swansea, SA6 6SZ

Offers Over £200,000

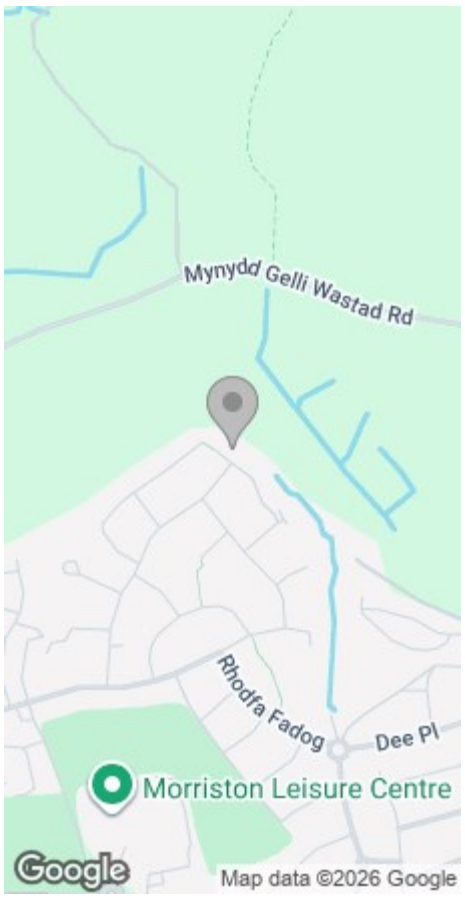
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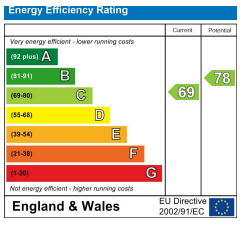
FLOOR PLAN



AREA MAP



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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GENERAL INFORMATION

Located in the charming area of Llwyn-Yr-Iar, Parc Gwernfadog, Morriston, Swansea, this beautifully presented semi-detached house offers a delightful blend of comfort and convenience. With two spacious reception rooms, this property is perfect for both relaxation and entertaining.

The inviting lounge provides a warm atmosphere, while the well-appointed kitchen leads seamlessly into a lovely conservatory, which opens out to a well-maintained enclosed rear garden, ideal for enjoying the outdoors in privacy.

This home features two comfortable bedrooms, providing ample space for all residents. The bathroom is well-equipped, ensuring all your needs are met. Additionally, the property boasts a driveway and a garage, offering convenient off-road parking and extra storage.

Situated close to local amenities, including shops and schools, this property is also conveniently located near the DVLA and Morriston Hospital. For those who require easy access to the wider region, the excellent transport links to the M4 make commuting a breeze.







FULL DESCRIPTION

Entrance

Porch



Living Room
17'1 max x 12'11 (5.21m max x 3.94m)

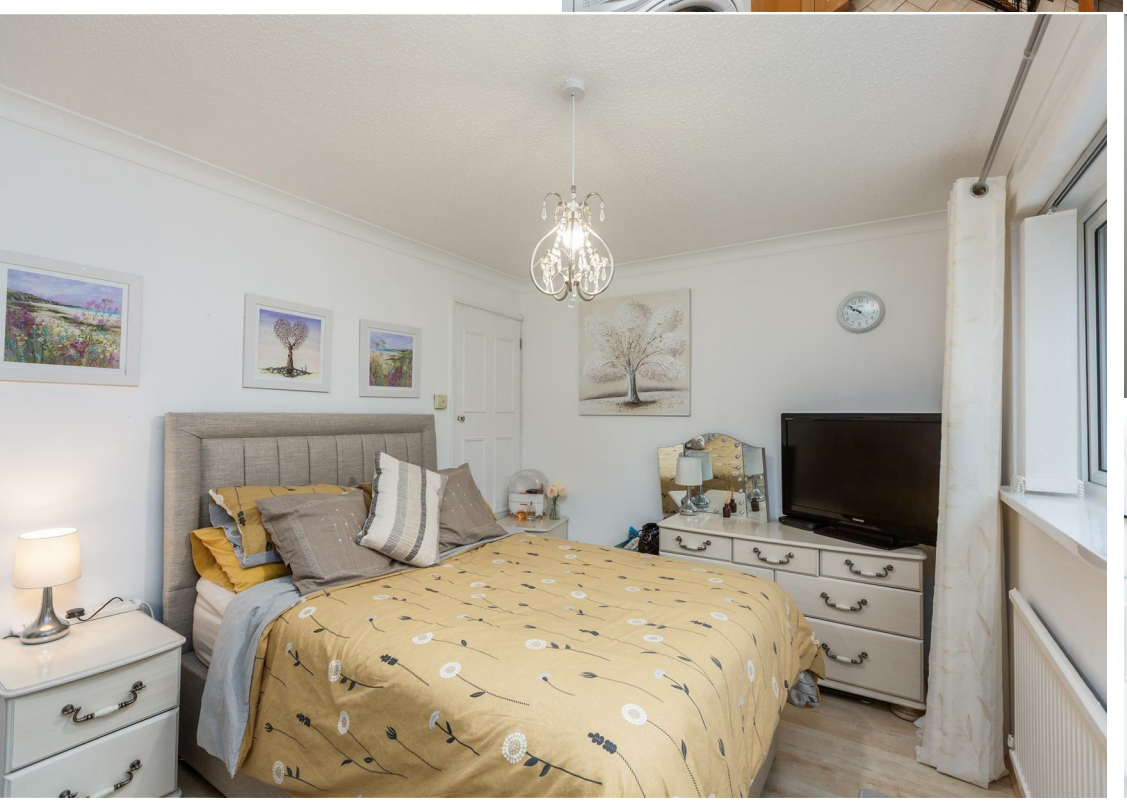


Kitchen
12'11 x 9'2 (3.94m x 2.79m)



Conservatory
13'0 x 10'6 (3.96m x 3.20m)

First Floor





Landing

Bedroom One
12'11 x 9'4 (3.94m x 2.84m)

Bedroom Two
12'11 x 9'5 (3.94m x 2.87m)
12'11 x 9'2



Bathroom
8'10 x 4'5 (2.69m x 1.35m)

External

Parking

Council Tax Band
C





EPC
C



Tenure
Freehold

Services
Mains electricity, gas, water and sewerage.
Broadband - The current supplier is Utility Warehouse.
Mobile - There are no known issues with mobile coverage using the vendor's current supplier, EE.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.