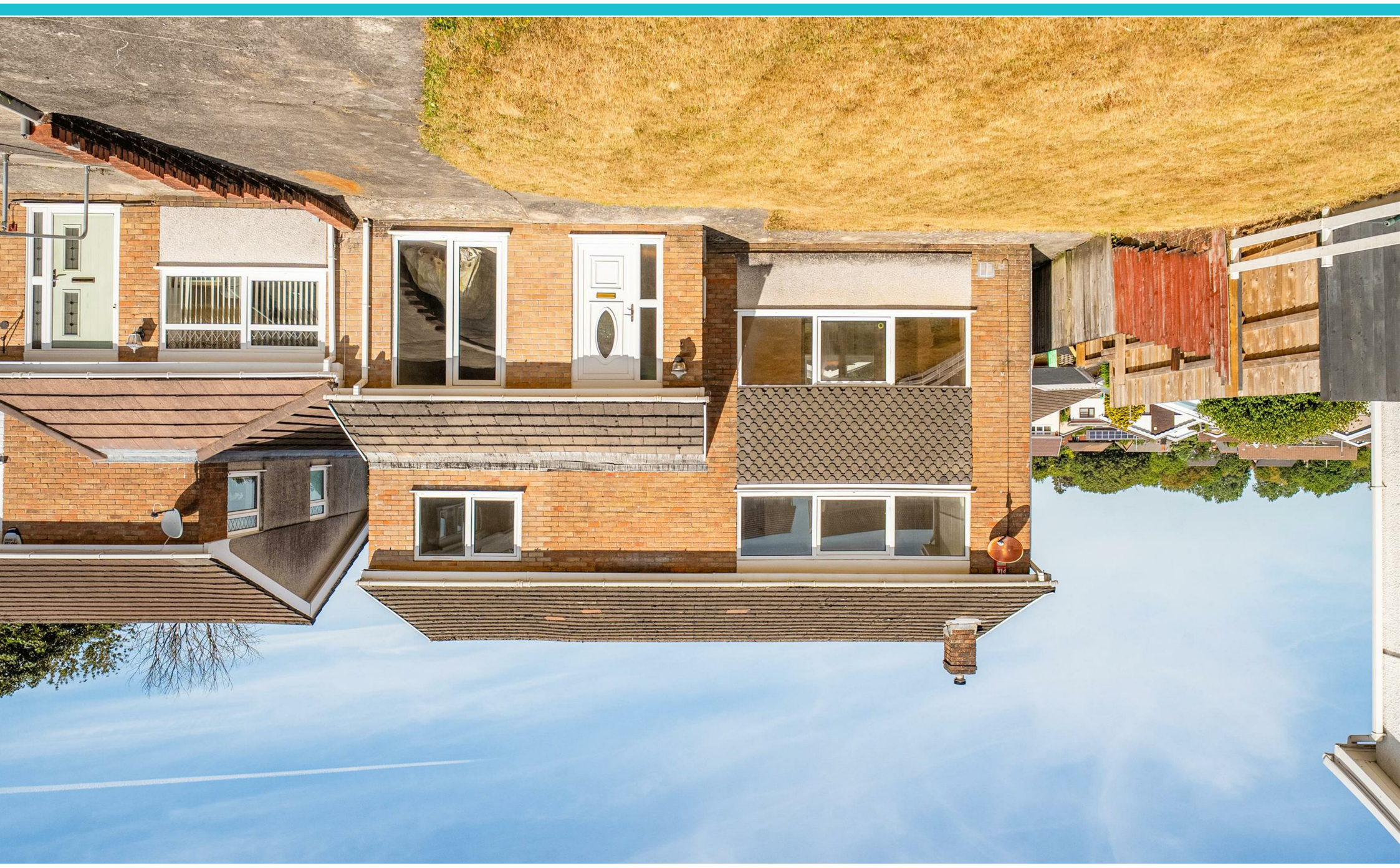
3 Clos Tirffordd

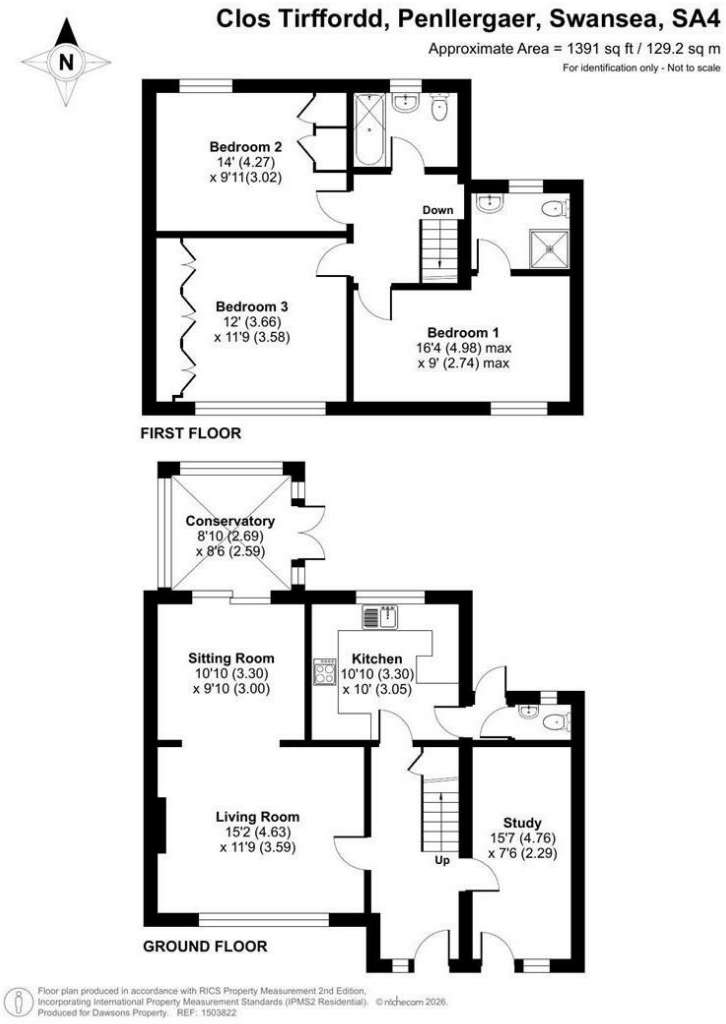
Pellergaer, Swansea, SA4 9BY

Offers Around £265,000

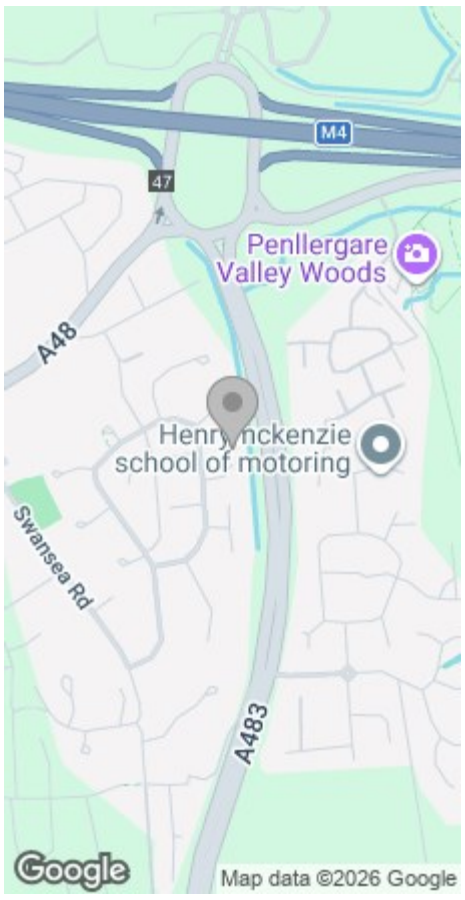
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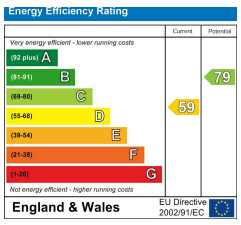
FLOOR PLAN



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

Nestled in the cul-de-sac of Clos Tirffordd in Penllergaer, Swansea, this Link -Detached property presents an exciting opportunity for those looking to create their dream home. With three generously sized double bedrooms, including an en-suite, this property is perfect for families or those seeking extra space.

The house features a welcoming reception room, providing a comfortable area for relaxation and entertaining. While the property is in need of full updating and modernisation, it offers a blank canvas for buyers to infuse their personal style and preferences. The potential for transformation is immense, making this a worthwhile investment for the right buyer.

Situated in a great location, the property benefits from easy access to the M4, ensuring convenient travel links to nearby cities and amenities. The surrounding area is known for its community spirit and local conveniences, making it an ideal place to settle down.

Viewing is highly recommended to fully appreciate the possibilities this home has to offer. With a little vision and effort, this property could be transformed into a stunning residence tailored to your needs. Don't miss out on the chance to make this house your own in a sought-after location.







FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Living Room
15'2" x 11'9" (4.63m x 3.59m)

Sitting Room
10'9" x 9'10" (3.30m x 3.00m)

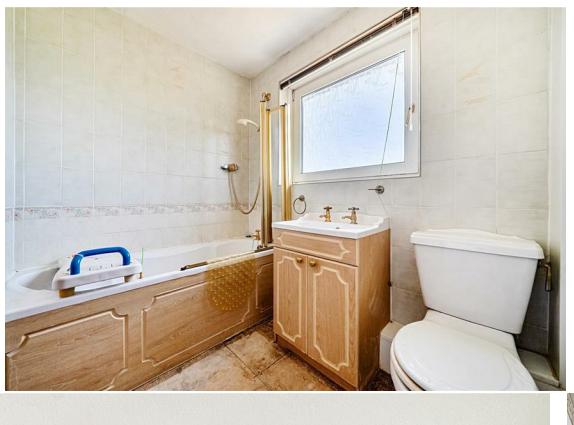
Study
15'7" x 7'6" (4.76m x 2.29m)

Conservatory
8'9" x 8'5" (2.69m x 2.59m)

Kitchen
10'9" x 10'0" (3.30m x 3.05m)

W.C













First Floor

Landing

Bedroom 1
16'4" max x 8'11" max (4.98m max x 2.74m max)

Shower En-suite

Bedroom 2
14'0" x 9'10" (4.27m x 3.02m)

Bedroom 3
12'0" x 11'8" (3.66m x 3.58m)

Family Bathroom

Parking
Driveway for 3 vehicles

Council Tax band = E

EPC = D

Tenure
Freehold

Services
Heating System - Gas
Mains gas, electricity, sewerage and water.
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability





