

GENERAL INFORMATION

Situated on Old Carmarthen Road in the popular area of Fforestfach, this traditional bay-fronted semi-detached home offers well-proportioned accommodation and is perfectly positioned for convenient everyday living. Fforestfach Retail Park, the M4 corridor, Penllergaer Valley Woods, Swansea City Centre, Sketty and Gower College are all within easy reach, making this an ideal home for families, first-time buyers and commuters alike.

The accommodation briefly comprises a welcoming entrance hallway leading to a spacious lounge/dining room, creating an excellent space for both relaxing and entertaining. An opening leads into the fitted kitchen, which is enhanced by a vaulted ceiling and two Velux windows, flooding the room with natural light.

To the first floor, the landing gives access to three bedrooms, comprising two doubles and a single bedroom, together with a family bathroom.

Externally, the property benefits from driveway parking to the front. Rear garden laid mainly to lawn with a useful outside shed complete with electricity and patio area to the side.

Viewing is highly recommended to fully appreciate the accommodation and convenient location this lovely home has to offer.

FULL DESCRIPTION

GROUND FLOOR

ENTRANCE HALLWAY

LOUNGE/DINING ROOM
24'8" x 16'9" (7.52 x 5.13)

KITCHEN
15'9" x 10'5" (4.81 x 3.18)

FIRST FLOOR

LANDING

BEDROOM 1
12'9" x 11'3" (3.91 x 3.43)

BEDROOM 2
11'10"x 11'3" (3.61x 3.43)

BEDROOM 3
7'10" x 6'5" (2.41 x 1.96)



BATHROOM
6'9" x 5'6" (2.07 x 1.70)

EXTERNAL

DRIVEWAY

TENURE
FREEHOLD

EPC
D

COUNCIL TAX
C

SERVICES
Mains gas, electric, water (billed) & drainage.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage

