8 Enfield Close

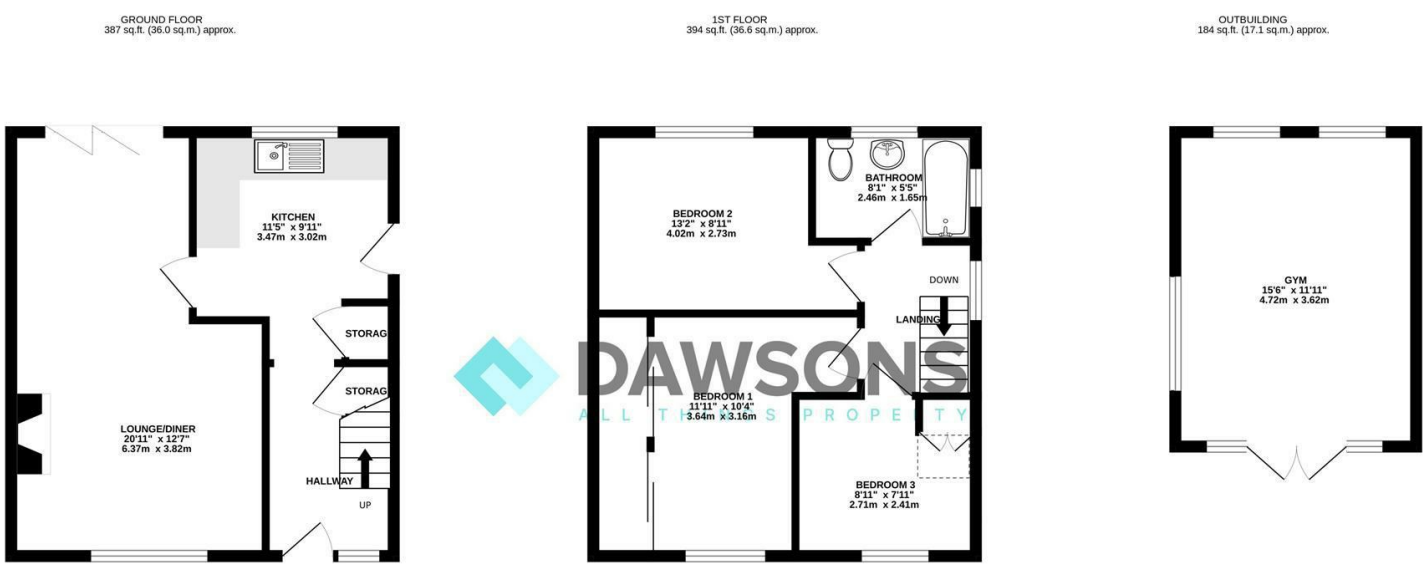
Cwmrhydyceirw, Swansea, SA6 6LW

Offers Over £260,000

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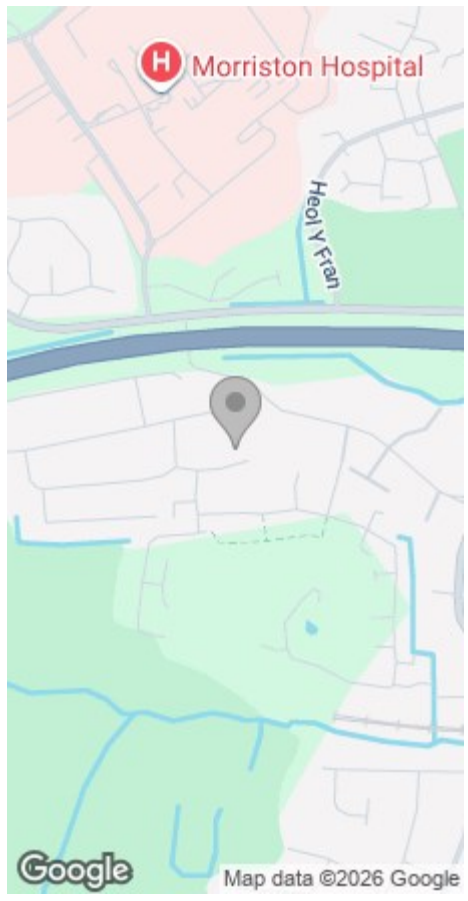
FLOOR PLAN



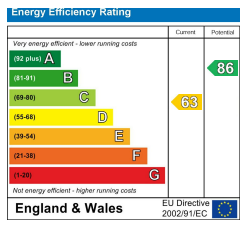
TOTAL FLOOR AREA : 966 sq.ft. (89.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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

Situated in the charming area of Enfield Close, Cwmrhydyceirw, Swansea, this beautifully presented semi-detached house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, ideal for both relaxation and entertaining.

The property boasts a modern kitchen and bathroom, ensuring that daily routines are both practical and pleasant. One of the standout features of this home is the enclosed rear garden, which offers a private outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, there is a versatile outbuilding currently utilised as a gym, providing an excellent opportunity for fitness enthusiasts or those in need of a dedicated workspace.

The driveway adds to the convenience of this property, allowing for off-street parking. Located close to local amenities, including shops and schools, this home is also in proximity to the DVLA and Morriston Hospital, making it an ideal choice for professionals. Furthermore, the excellent transport links to the M4 ensure that commuting to nearby cities is both easy and efficient.



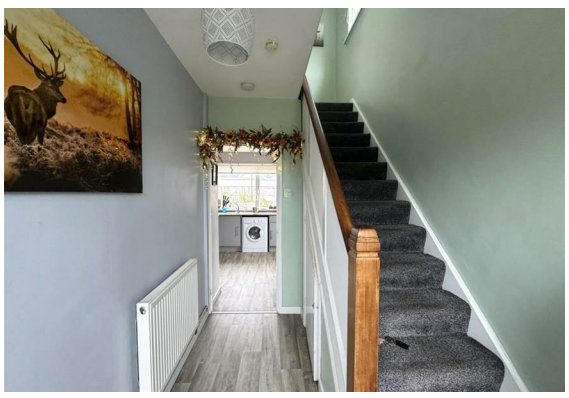




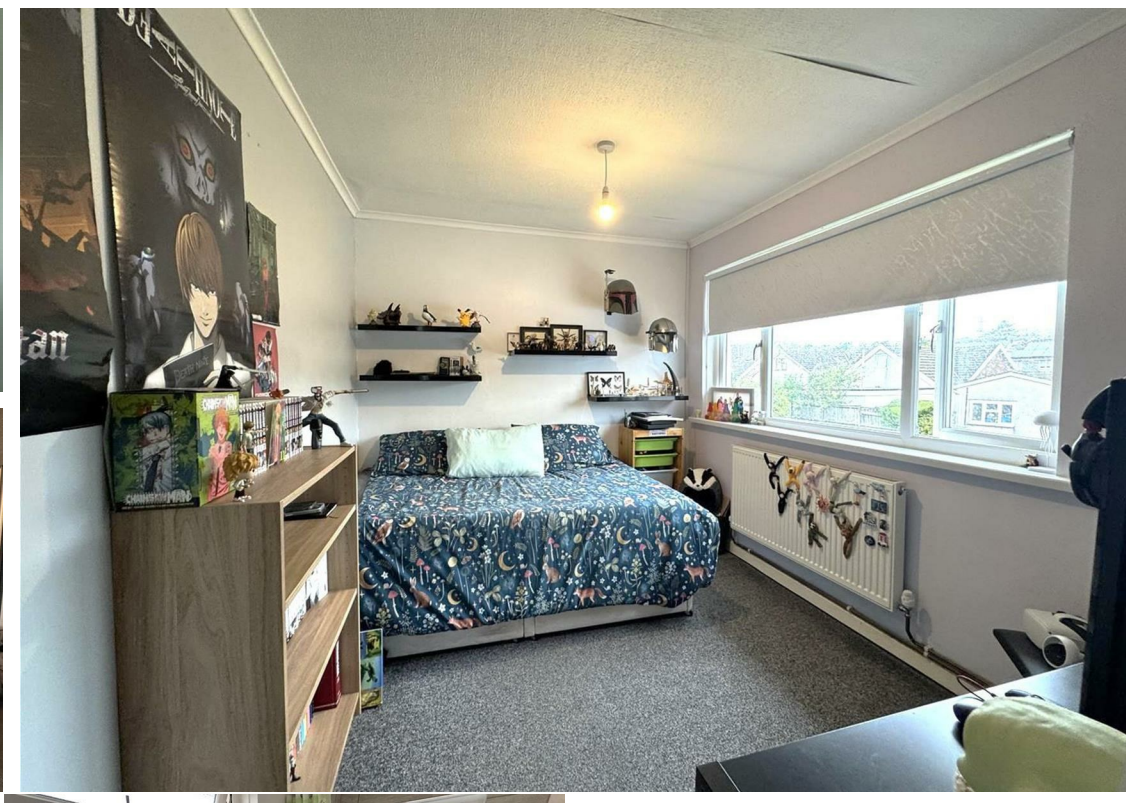
FULL DESCRIPTION

Entrance

Hallway



Lounge/Dining Room
20'11 x 12'7 (6.38m x 3.84m)

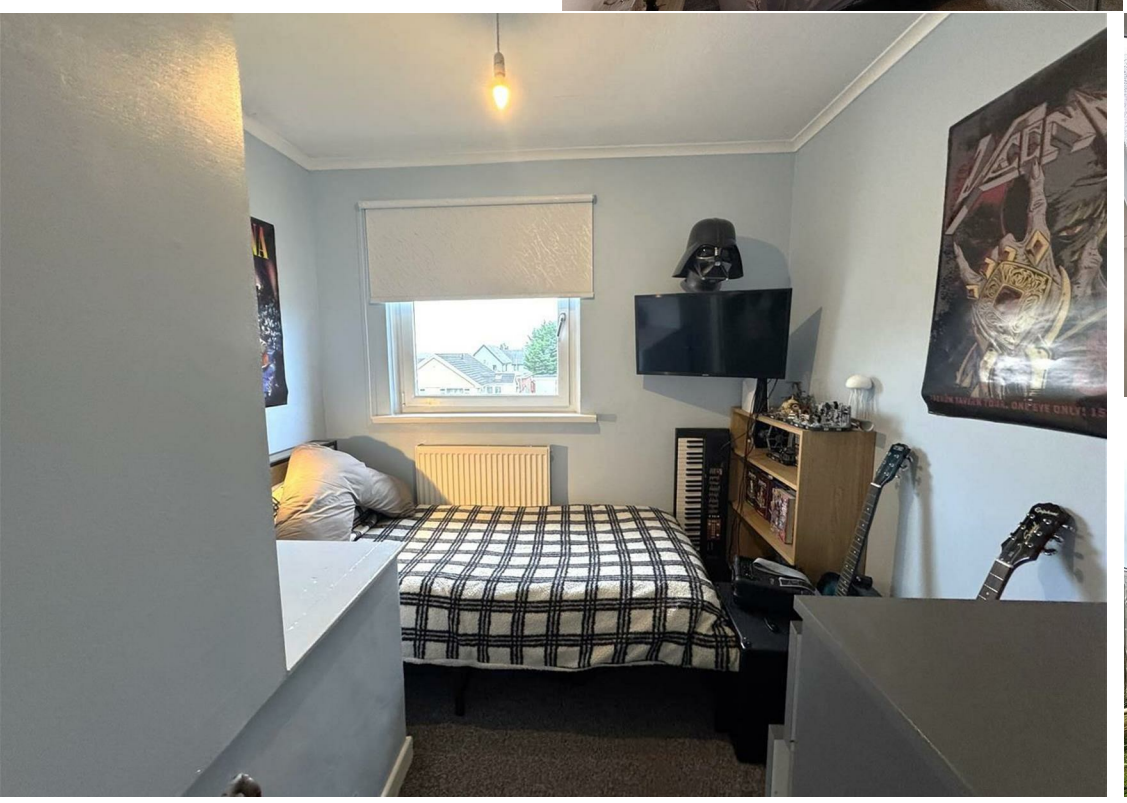


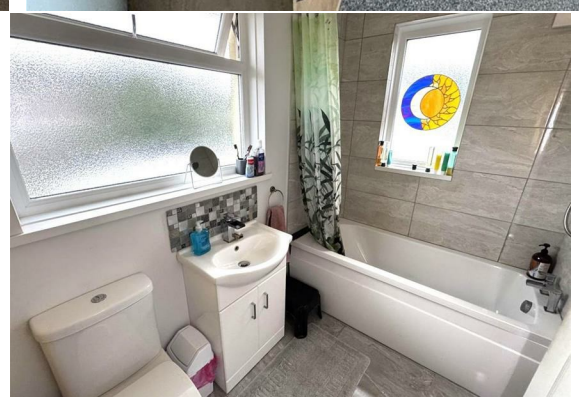
Kitchen
9'11 x 8'11 (3.02m x 2.72m)

First Floor

Landing







Bedroom One
11'11 x 10'4 (3.63m x 3.15m)

Bedroom Two
11'1 x 8'8 (3.38m x 2.64m)

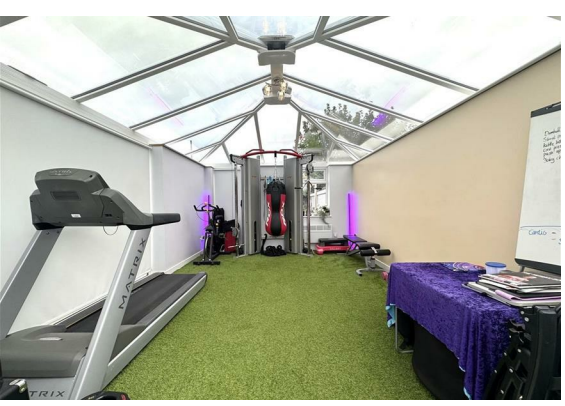
Bedroom Three
8'1 x 5'5 (2.46m x 1.65m)



External

Gym
15'6 x 11'11 (4.72m x 3.63m)

Parking
Driveway.



Council Tax Band
C

EPC
D





Tenure
Freehold.

Services
Mains electricity, gas, water (metered) and sewerage.
Broadband - The current supplier is Sky (Fibre).
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.