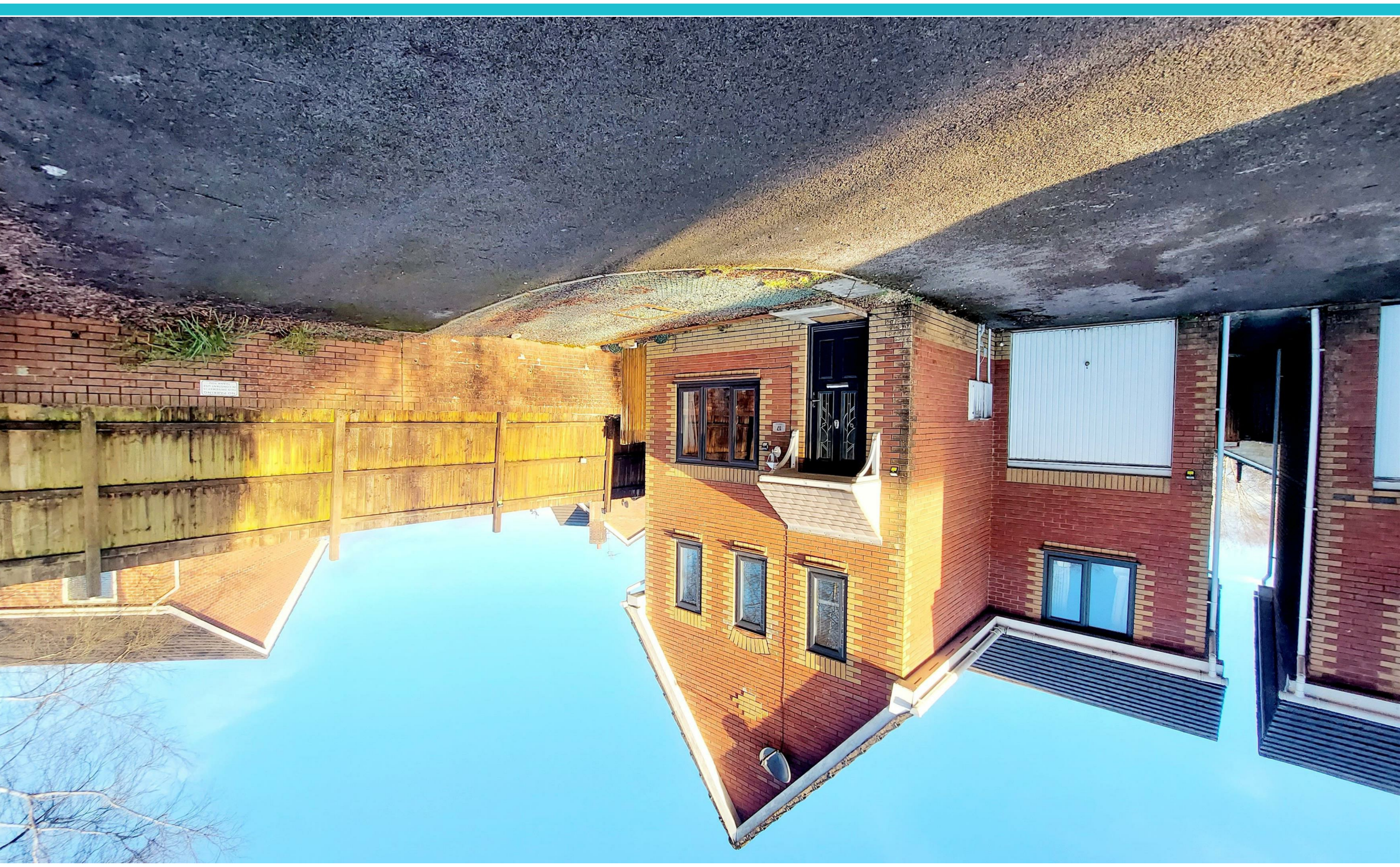
17 Ffordd Ger Y Llyn

Tircoed Forest Village, Penllergaer, Swansea, SA4 9ZQ

Offers Over £250,000

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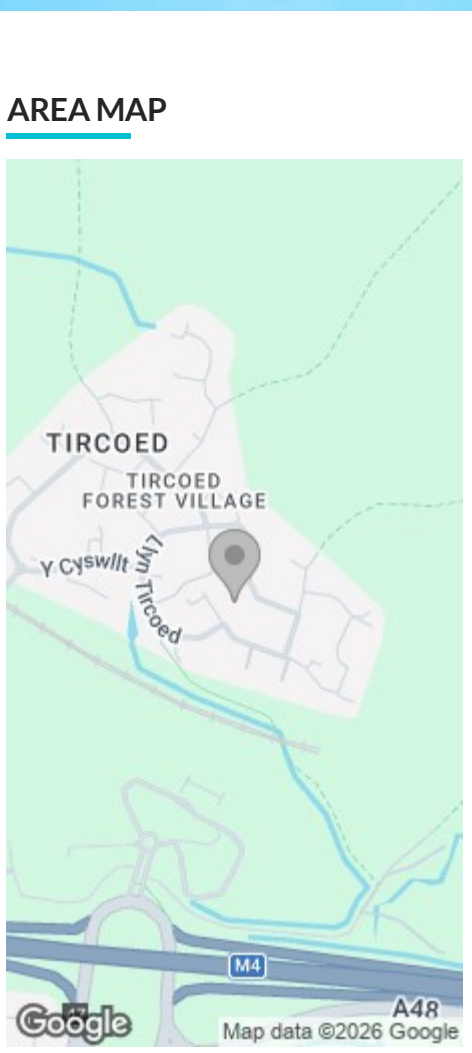


FLOOR PLAN

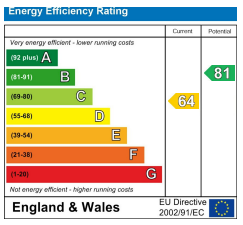


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

90 High Street, Swansea, SA4 4BL
T **01792 896 868** E **go@dawsonsproperty.co.uk**
W **dawsonsproperty.co.uk**

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GENERAL INFORMATION

Nestled in the popular development of Tircoed Forest Village, this charming three-bedroom detached property on Ffordd Ger Y Llyn offers an ideal family home. With a spacious reception room, and a further extension to the rear of the property the home provides a warm and welcoming atmosphere.

The accommodation comprises three well-proportioned bedrooms, ensuring ample space for family living. Two bedrooms benefit from a convenient en-suite shower rooms, alongside a family bathroom and a downstairs W.C. This thoughtful layout caters to the needs of modern family life, providing comfort and privacy for all.

Outside, the property boasts a garage, along with parking spaces for up to three vehicles, a valuable asset in today's busy world. The enclosed rear garden is designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep. It is an ideal setting for children to play or for hosting summer gatherings with friends and family. Situated close to the M4 corridor, this home offers excellent transport links, making it convenient for commuting to nearby cities and beyond. Viewings are highly recommended.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Living Room
18'3" x 10'7" (5.58m x 3.23m)

Kitchen
14'7" x 8'8" (4.45m x 2.66m)

Rear Hall

Conservatory/Dining Area
12'7" x 11'8" (3.85m x 3.57m)

W.C

First Floor

Landing

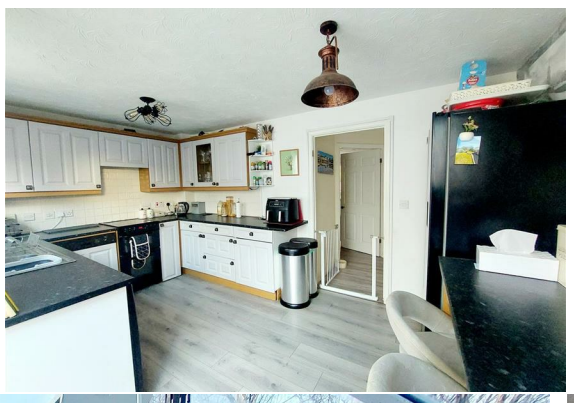




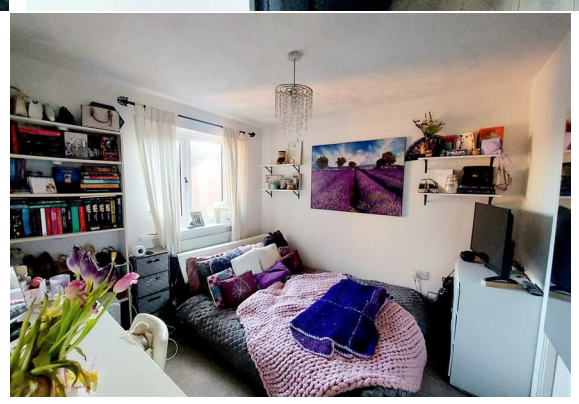














Bedroom 1
15'5" x 13'8" (4.70m x 4.17m)

Shower En-suite
7'6" x 5'0" (2.30m x 1.53m)

Bedroom 2
9'8" x 8'11" (2.95m x 2.72m)

Shower En-suite
5'6" x 5'3" (1.68m x 1.61m)

Bedroom 3
8'9" x 8'2" (2.68m x 2.51m)

Family Bathroom

Parking
Garage and Parking for 3 vehicles

Council Tax Band = D

EPC =D

Tenure
Freehold







Services
Heating System - Gas
Mains gas, electricity, sewerage and water (metered)
Broadband - The current supplier is Sky (fibre)
Mobile - There are no known issues with mobile coverage using the vendors current supplier, Tesco
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage.

Additional Information
Tircoed Village Rent Charge - The current rent charge is £134.89 per year. Further information about how this is calculated is provided with your payment demand each year.