36 Ffordd Ger Y Llyn

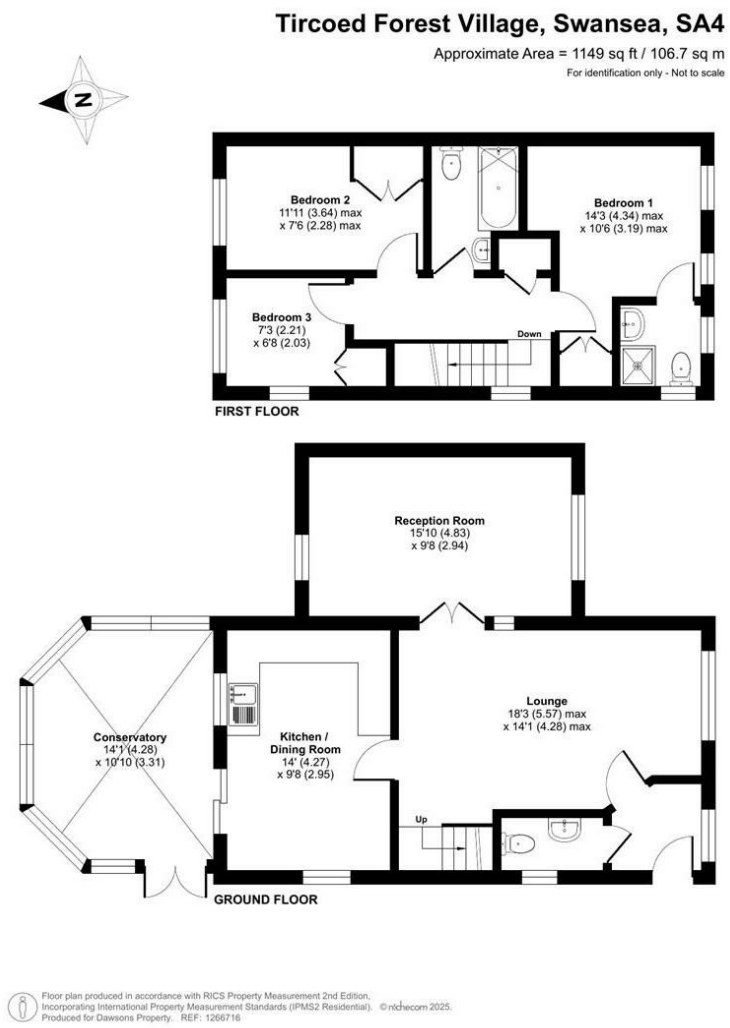
Pellergaer, Swansea, SA4 9ZQ

Offers Around £240,000

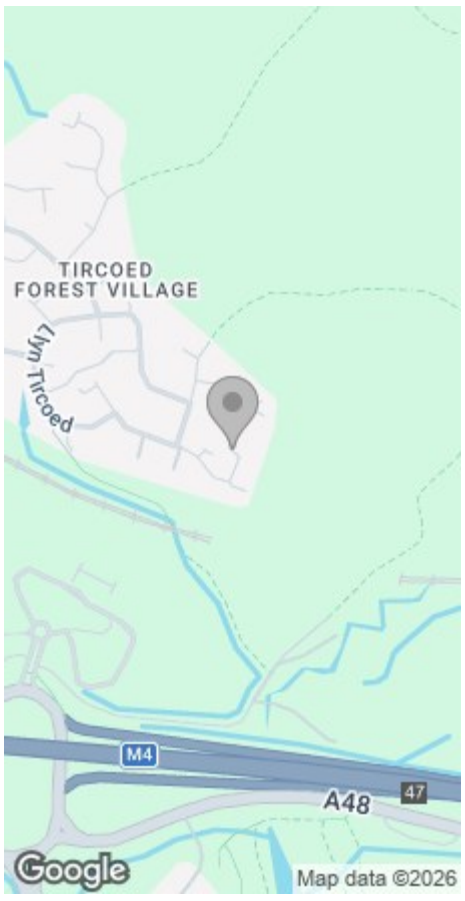
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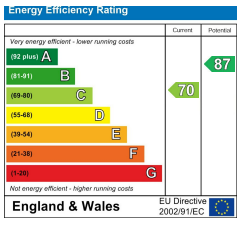
FLOOR PLAN



AREA MAP



EPC



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GENERAL INFORMATION

Nestled in a quiet cul-de-sac, Ffordd Ger Y Llyn is a lovely, link-detached property offering a perfect blend of comfort and modern living. The property boasts three bedrooms, making it an ideal home for families or those seeking extra space. Upon entering, you are greeted by two reception rooms that provide ample space. The addition of a conservatory enhances the living area, allowing natural light to flood in and offering a delightful space to enjoy the garden views.

The property features a convenient shower en-suite, a W.C., and a family bathroom, ensuring that morning routines are a breeze for everyone. Each bedroom is designed with comfort in mind, providing a peaceful retreat at the end of the day. The enclosed rear garden is a wonderful outdoor space, perfect for children to play or for hosting summer gatherings with friends and family. With its desirable location, this home is well-connected to local amenities and offers easy access to the beautiful Penllergaer Woods. . Don't miss the opportunity to make this delightful property your own.







FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge
18'3" max x 14'0" max (5.57m max x 4.28m max)

Reception Room
15'10" x 9'7" (4.83m x 2.94m)

Kitchen/Dining Room
14'0" x 9'8" (4.27m x 2.95m)

Conservatory
14'0" x 10'10" (4.28m x 3.31m)

W.C

First Floor











Landing

Bedroom 1
14'2" max x 10'5" max (4.34m max x 3.19m max)

Shower En-suite

Bedroom 2
11'11" max x 7'5" max (3.64m max x 2.28m max)

Bedroom 3
7'3" x 6'7" (2.21m x 2.03m)

Family Bathroom

Parking
Driveway

Council Tax band = D

EPC = C

FREEHOLD







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

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.