61 Llwyngwern

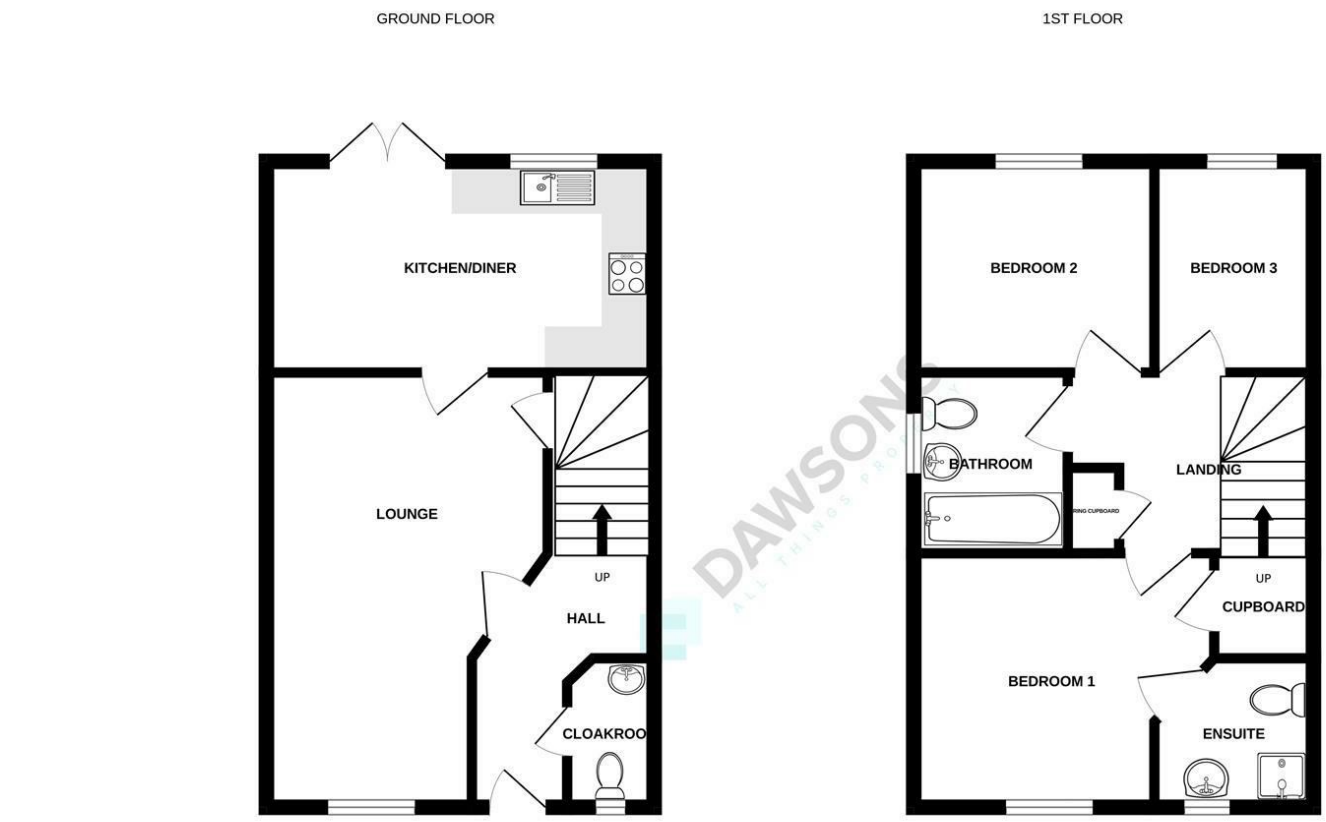
Hendy, Pontarddulais, Swansea, SA4 0AB

Offers Around £220,000

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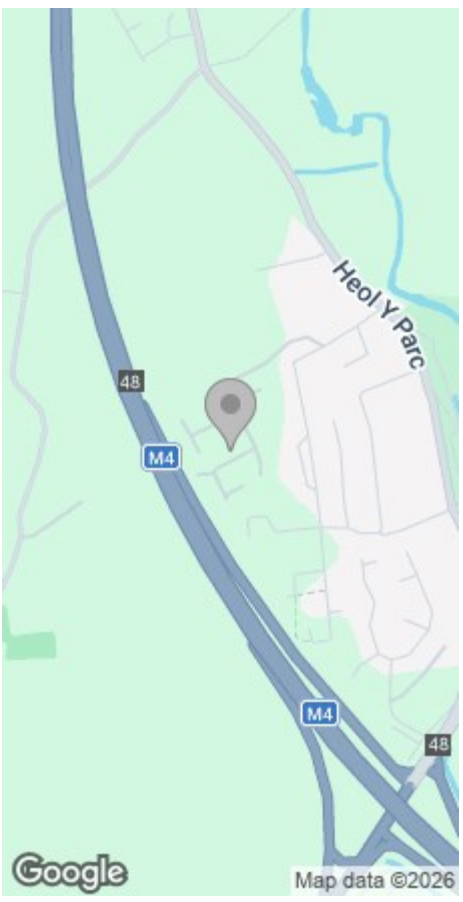


FLOOR PLAN

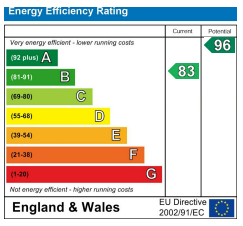


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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GENERAL INFORMATION

This well-presented semi-detached property offers a delightful blend of modern living and comfort. With threes bedrooms, this property is perfect for families or couple just starting out. The heart of the home features a welcoming reception room, ideal for relaxation or entertaining guests.

One of the standout features of this residence is the recently upgraded bathroom, which combines contemporary design with functionality, ensuring a refreshing start to your day. The property also benefits from two dedicated parking spaces, providing convenience for you and your visitors.

Situated in a cul-de-sac, this home offers a tranquil environment while still being within easy reach of local amenities and transport links. The surrounding area is known for its friendly community, making it an ideal place to settle down.

This property is a must-see and we highly recommend scheduling a viewing to fully appreciate all that this lovely home has to offer.

FULL DESCRIPTION

Ground Floor

Entrance

Hallway

Lounge
14'4" x 12'2" (4.37m x 3.71m)

Kitchen/Diner
8'9" x 15'3" (2.69m x 4.66m)

First Floor

Landing

Family Bathroom
6'1" x 5'11" (1.86m x 1.81m)

Bedroom 1
9'8" x 9'6" (2.96m x 2.91m)





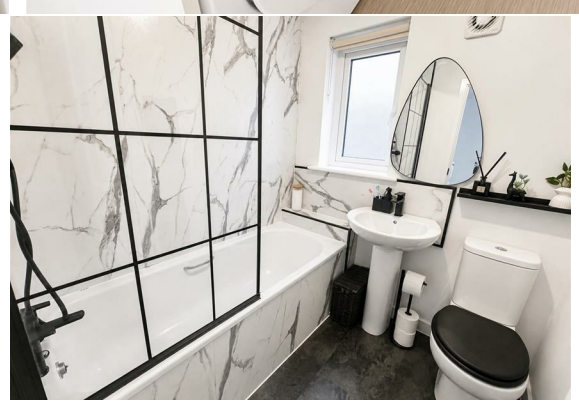






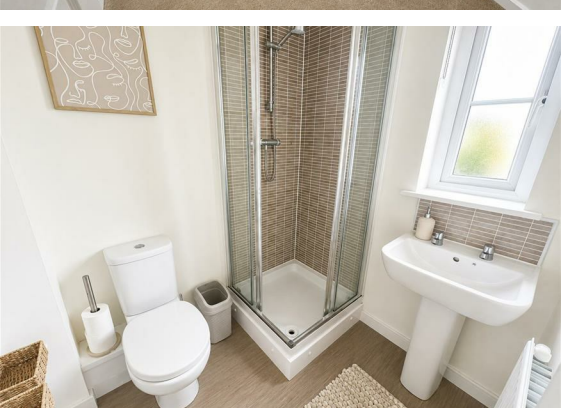














En-suite
5'4" x 6'2" (1.63m x 1.89m)

Bedroom 2
7'7" x 9'1" (2.32m x 2.79m)

Bedroom 3
7'8" x 5'10" (2.34m x 1.79m)

Parking

Council Tax band = C

Tenure
Leasehold. Terms of lease. 92 years remaining. Ground rent per annum is £150.00. Service charge is £21.03 per annum.

EPC = B

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