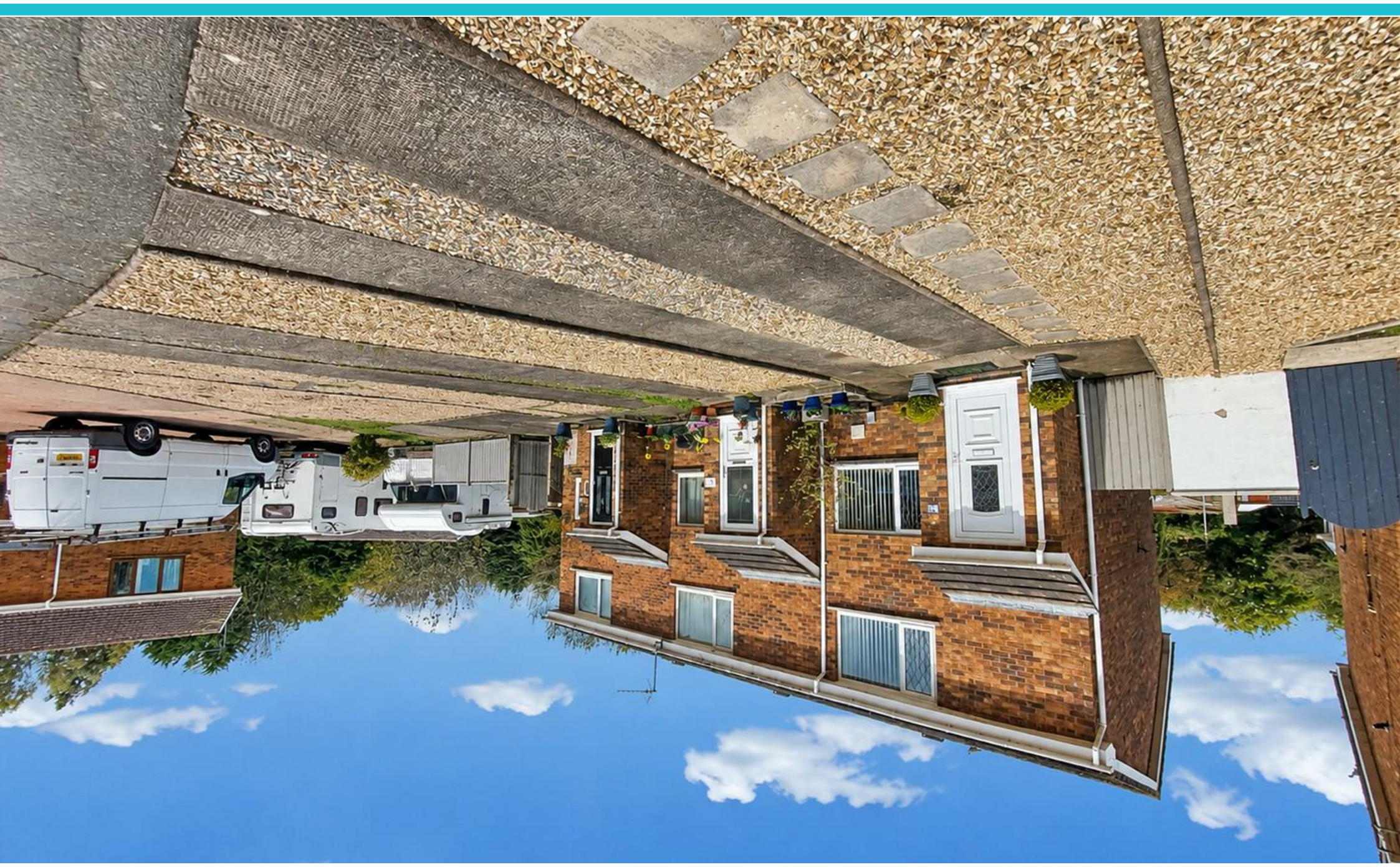
DAWSONS
ALL THINGS PROPERTY

19 Clos Llandyfan

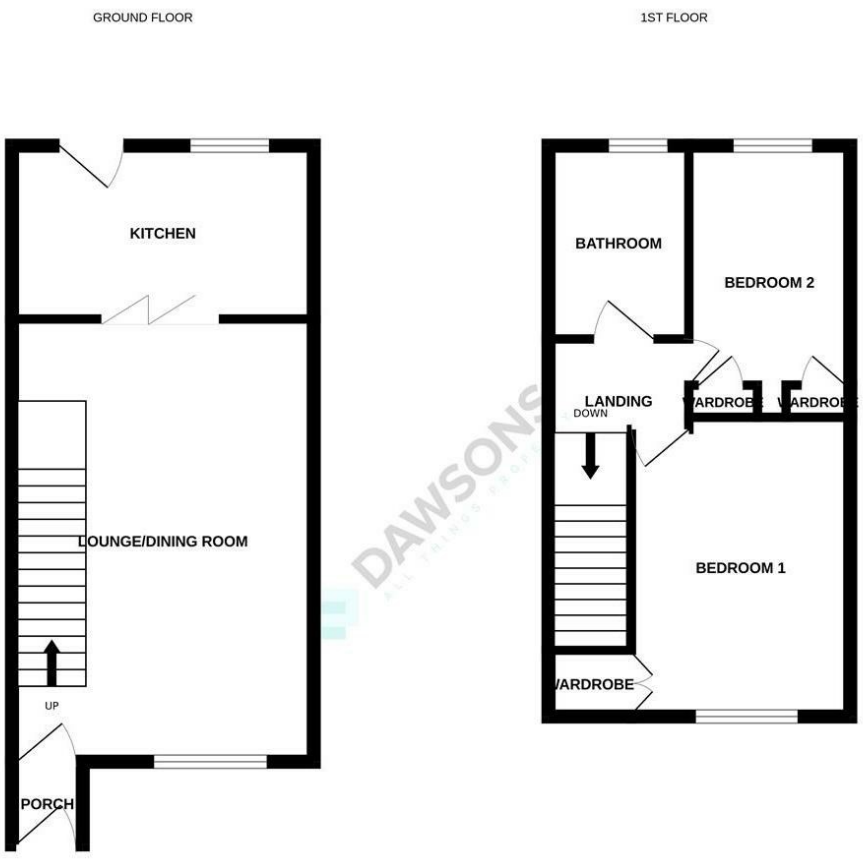
Garden Village, Gorseinon, Swansea, SA4 4JQ

Offers Around £170,000

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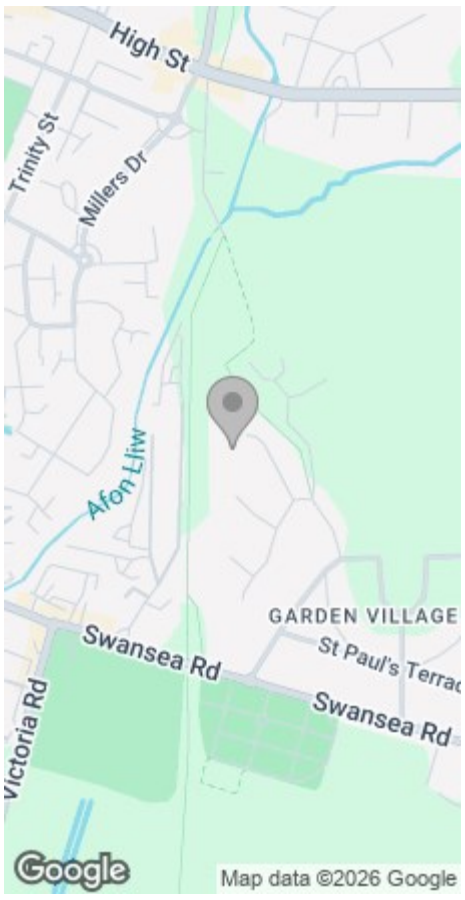


FLOOR PLAN

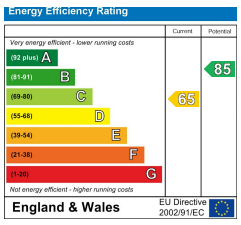


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

A fantastic opportunity to secure a stylish home in one of Garden Village's most desirable locations! This attractive two-bedroom end-of-terrace property offers an appealing combination of modern interiors, generous outdoor space and practical off-road parking, making it an ideal choice for first-time buyers taking their first step onto the property ladder or investors seeking a strong addition to their portfolio. Finished to a modern standard throughout, the property offers a welcoming home ready to be enjoyed. Outside, the generous south-facing rear garden is a real highlight, providing the perfect space for summer entertaining or simply relaxing in the sunshine. Driveway parking for two vehicles adds further convenience and everyday practicality.

With its sought-after location, contemporary finish and excellent combination of indoor and outdoor space, this property is sure to attract interest from a range of buyers. Early viewing is highly recommended.







FULL DESCRIPTION

Ground Floor

Porch
2'11" x 3'4" (0.90 x 1.04)

Lounge/Dining Room
12'7" x 18'6" (3.85 x 5.65)

Kitchen
12'6" x 7'3" (3.83 x 2.22)

First Floor

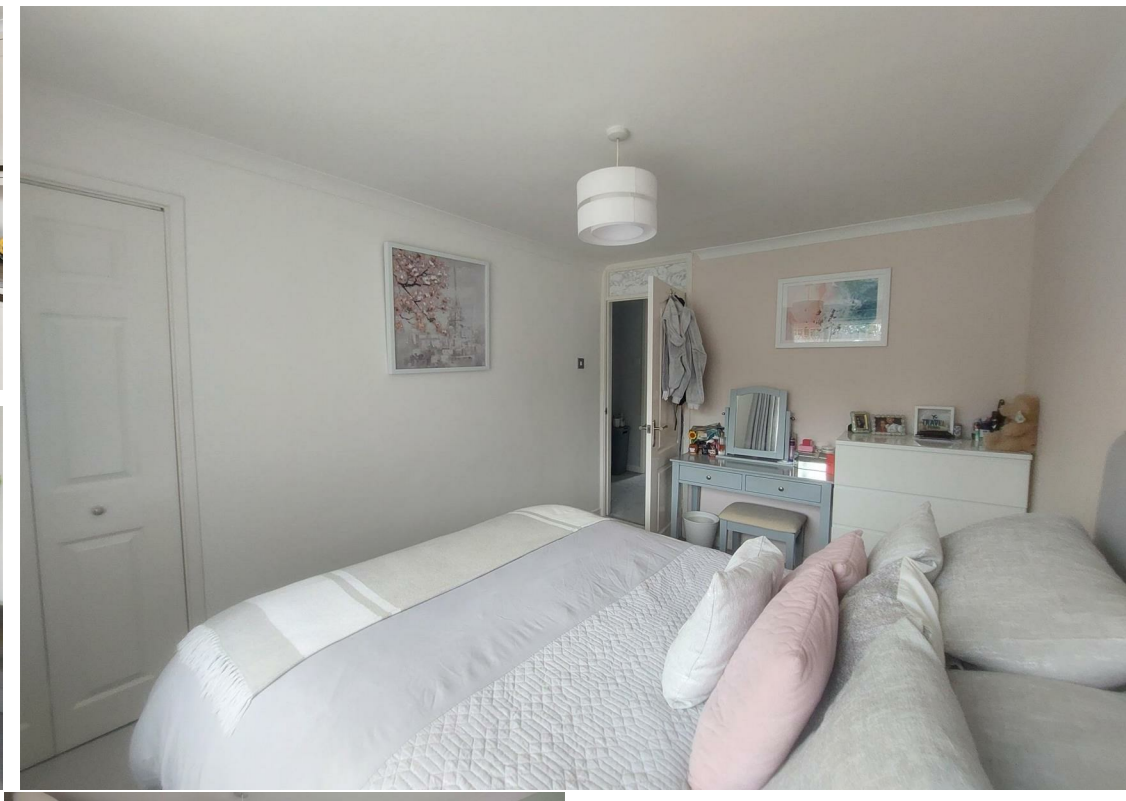
Landing

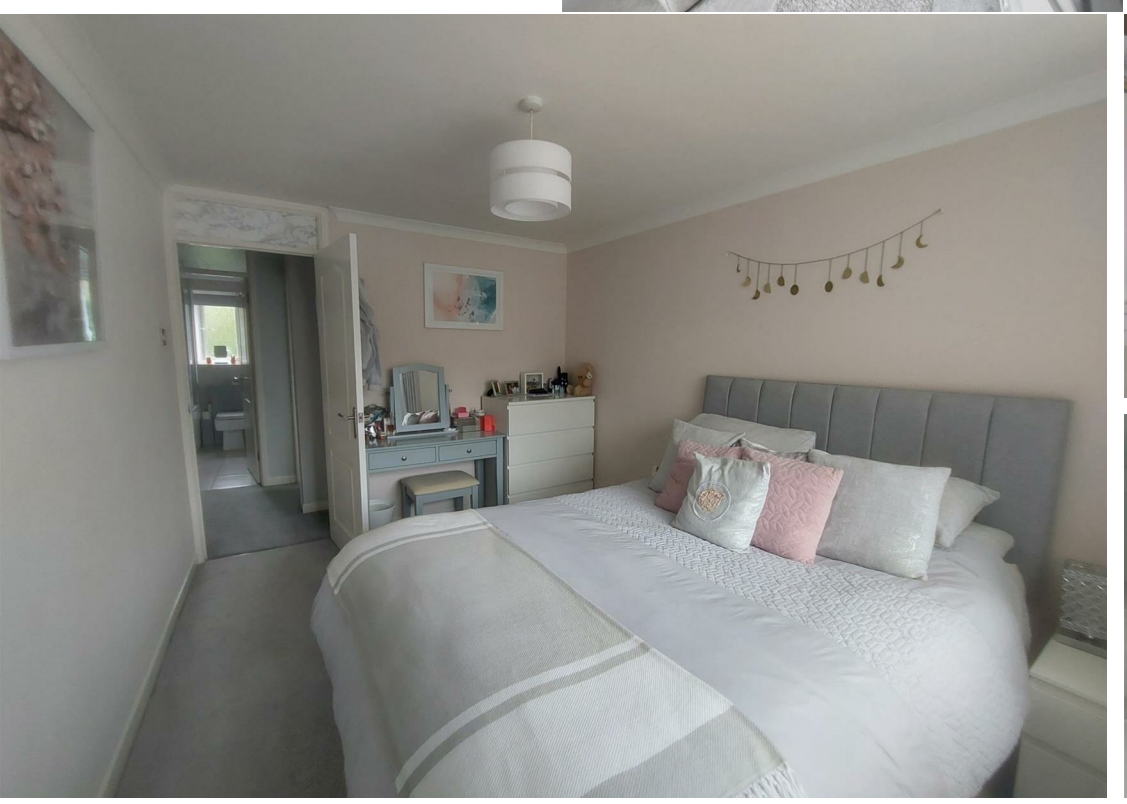
Bedroom 1
9'1" x 12'7" (2.79 x 3.84)

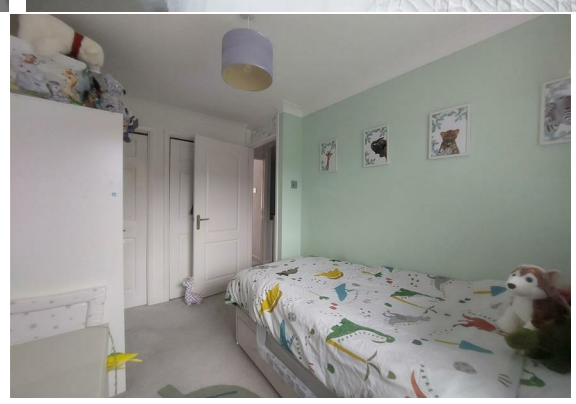
Bedroom 2
7'6" x 11'4" (2.29 x 3.47)











Family Bathroom
8'1" x 4'9" (2.48 x 1.46)

Council Tax Band = C

EPC = D

Tenure
Freehoid

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









Additional Information

Knotweed isn't within the boundary of the property but is situated in the field beyond. It is being treated yearly by the council and is for the foreseeable future.