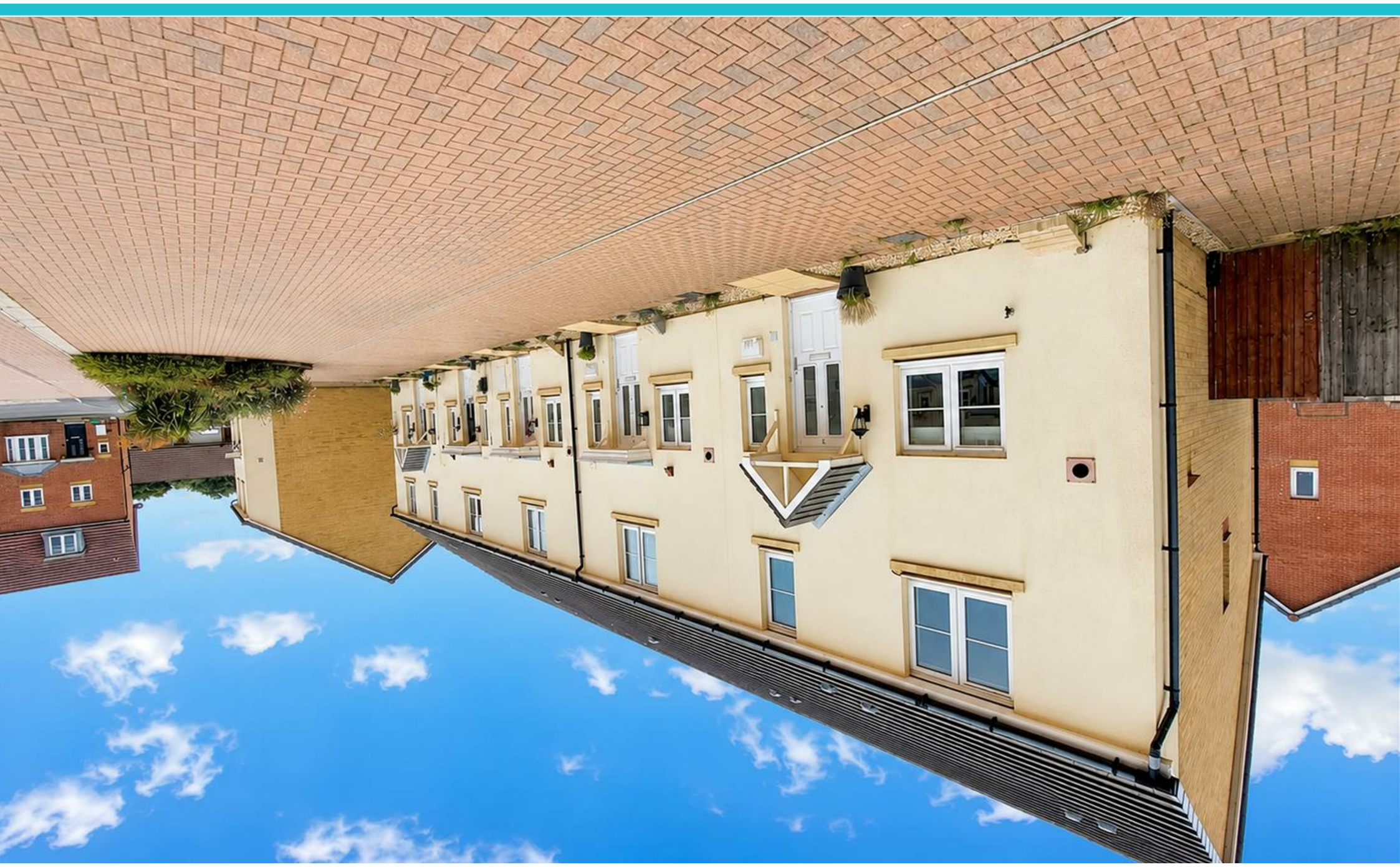
3 Elm Tree Road

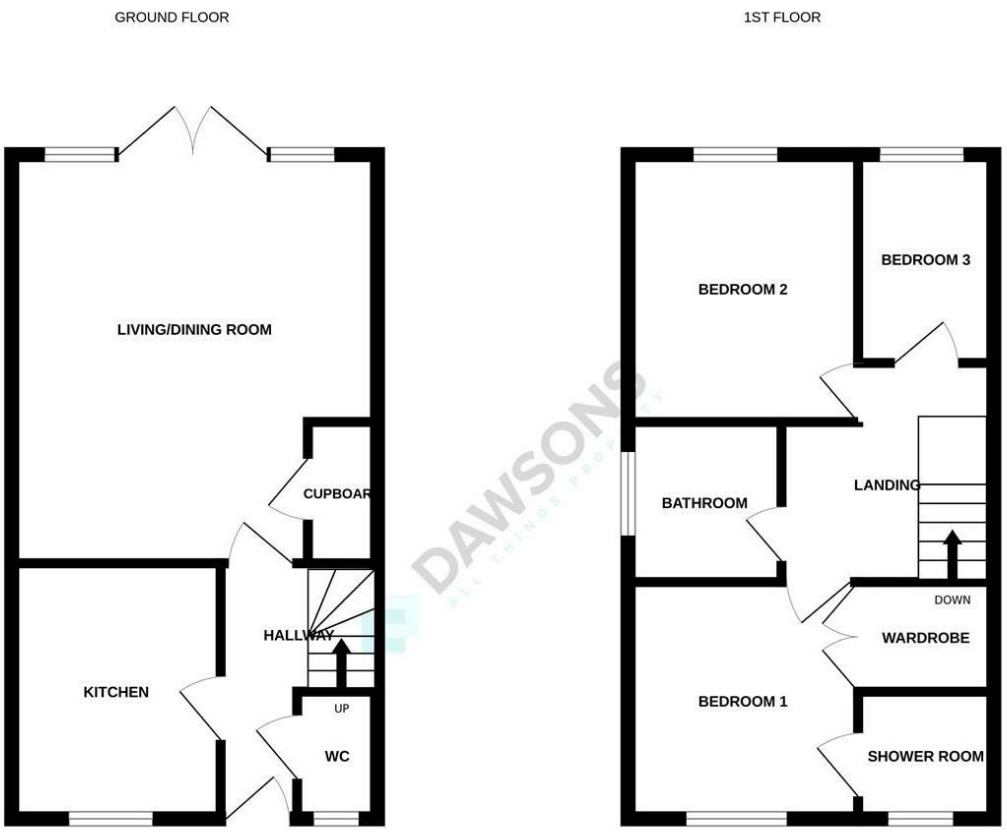
Pellergaer, Swansea, SA4 9FH

Offers Over £200,000

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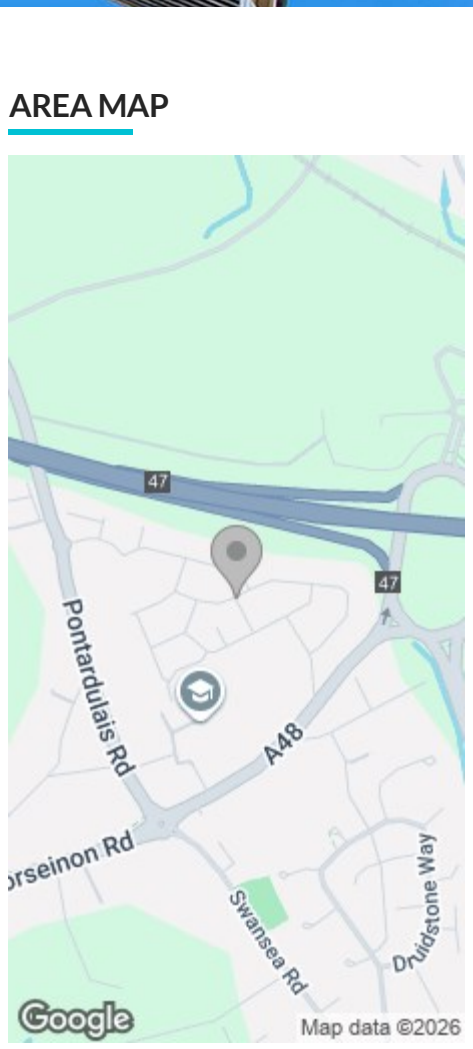


FLOOR PLAN

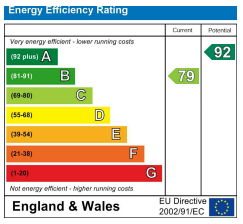


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Situated in the popular area of Elm Tree Road, Penllergaer, Swansea, this three-bedroom end of terrace property presents an excellent opportunity for families and first-time buyers alike. The property is chain-free and vacant, allowing for a smooth and swift transition into your new home.

Upon entering, you will find a welcoming reception room that offers a comfortable space for relaxation and entertaining. The well-designed layout includes three spacious bedrooms, providing ample room for family living or guest accommodation. The property features a convenient W.C, a shower en-suite, and a family bathroom, ensuring that all your needs are met with ease.

One of the standout features of this home is the low-maintenance rear garden, perfect for enjoying the outdoors without the burden of extensive upkeep. Additionally, the property boasts two parking spaces at the front, a valuable asset in this popular location. Situated close to a local primary school, this home is ideal for families with young children. Furthermore, the proximity to the M4 corridor offers excellent transport links, making commuting to nearby cities and towns a breeze.

Viewings are highly recommended.







FULL DESCRIPTION

Ground Floor

Entrance

Hallway
2'11" x 10'0" (0.90m x 3.06m)

W.C

Kitchen
8'2" x 9'11" (2.50m x 3.04m)

Living Room/Diner
14'10" x 16'0" (4.53m x 4.90m)

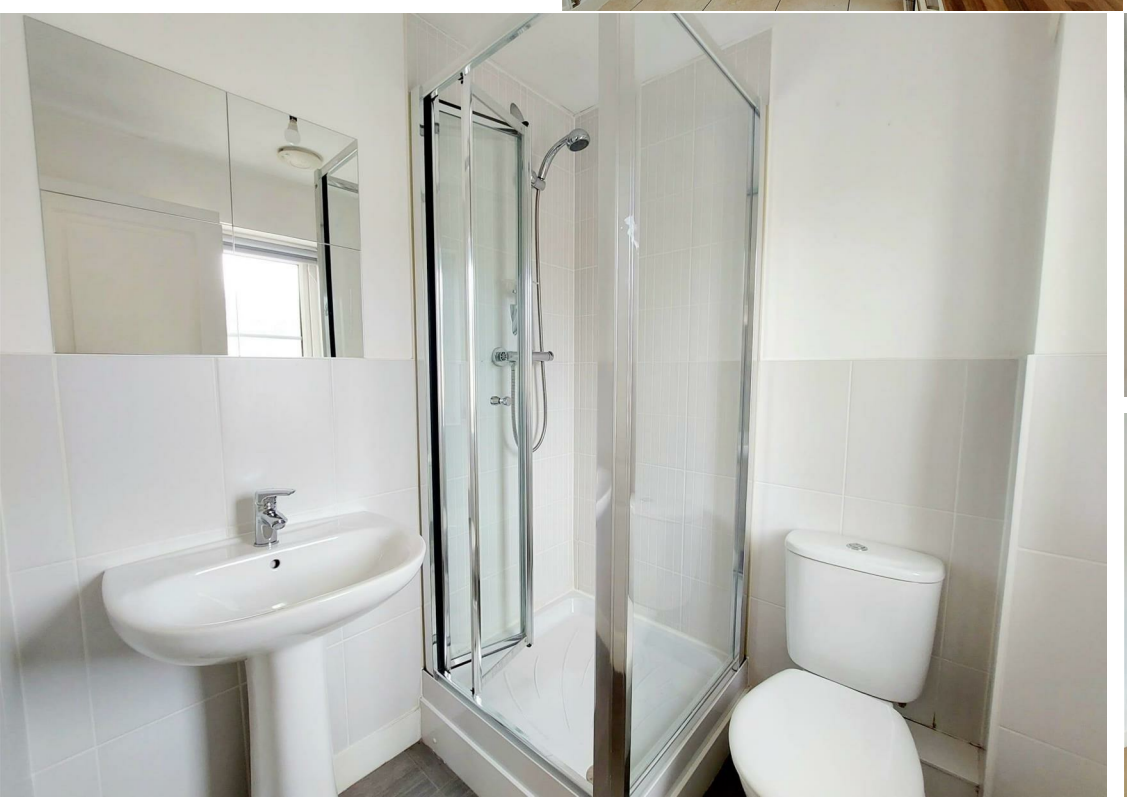
Bedroom 1
9'1" x 9'4" (2.78m x 2.85m)

En-suite
5'4" x 5'1" (1.65m x 1.57m)













Bedroom 2
8'8" x 9'10" (2.65m x 3.01m)

Bedroom 3
5'10" x 10'0" (1.78m x 3.05m)

Family Bathroom
6'0" x 6'4" (1.83m x 1.95m)

Parking
2 spaces in front of the property.

EPC = C

Council Tax Band = C

Tenure
Leasehold - Terms of lease, 100 years, years remaining 89 years.
Ground rent is £170.00 per annum.

Services
Heating System - Gas
Mains gas, electricity, sewerage and water.
You are advised to refer to Ofcom checker for information regarding mobile signal and broadband coverage, as, due to the property being vacant, we cannot confirm availability





