17 Delfan

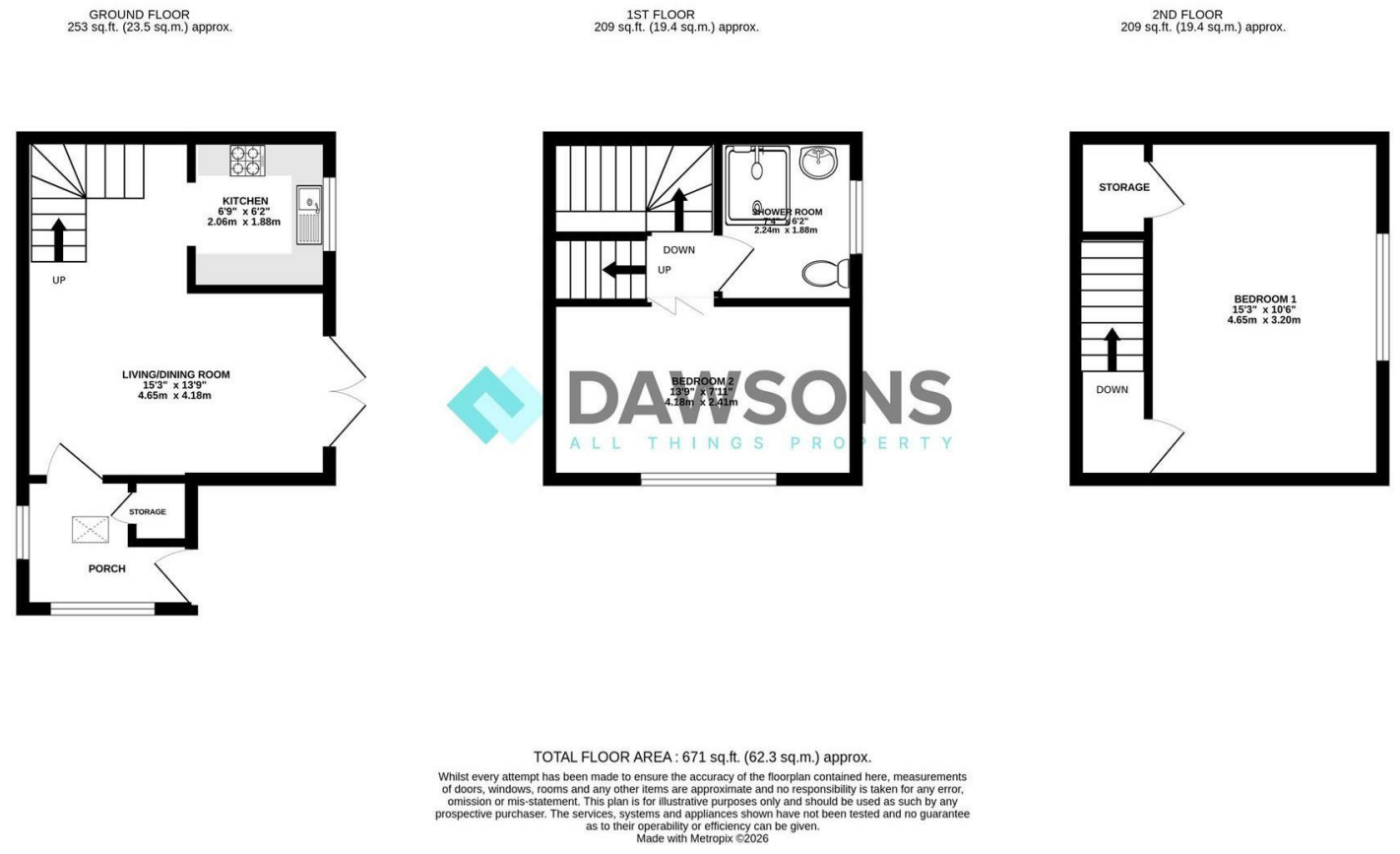
Llangyfelach, Swansea, SA6 6DD

Offers Over £120,000

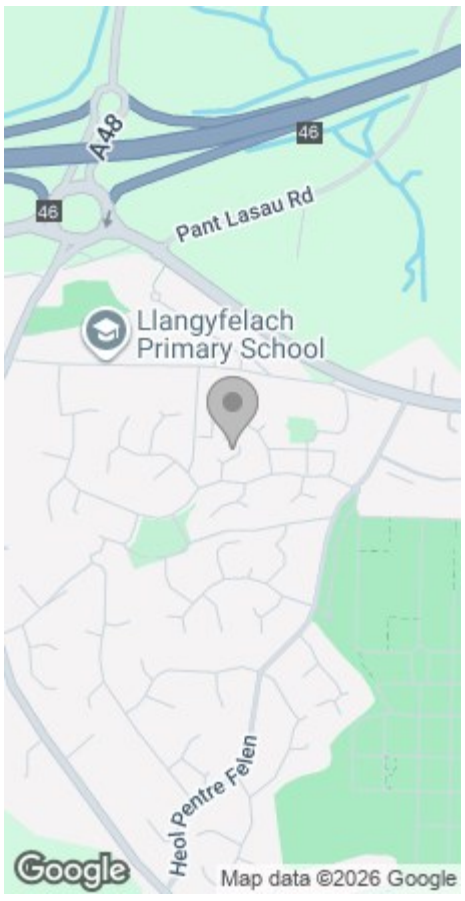
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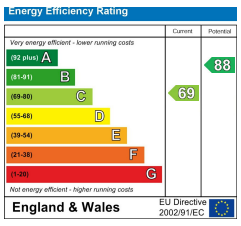
FLOOR PLAN



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

Located in the charming area of Delfan, Llangyfelach, Swansea, this delightful end-terrace house offers a perfect blend of comfort and convenience. Spanning three floors, the property features a well-appointed reception room that provides a welcoming space for relaxation and entertainment. With two spacious bedrooms, this home is ideal for small families, couples, or individuals seeking a peaceful retreat.

The property boasts a fitted kitchen and modern bathroom, ensuring that your daily routines are both comfortable and efficient. One of the standout features is the enclosed rear garden, which offers a private outdoor space for gardening, play, or simply enjoying the fresh air. Additionally, the property includes adjacent parking for two cars, a valuable asset in this desirable location.

Situated close to local amenities, residents will find everything they need within easy reach, including shops, schools, and recreational facilities. The proximity to the DVLA and Morriston Hospital makes this home particularly appealing for professionals working in these sectors. Furthermore, excellent transport links to the M4 ensure that commuting to nearby cities and regions is both straightforward and convenient.







FULL DESCRIPTION

Entrance

Porch

Living/Dining Room
15'3 x 13'9 (4.65m x 4.19m)

Kitchen
6'9 x 6'2 (2.06m x 1.88m)

First Floor

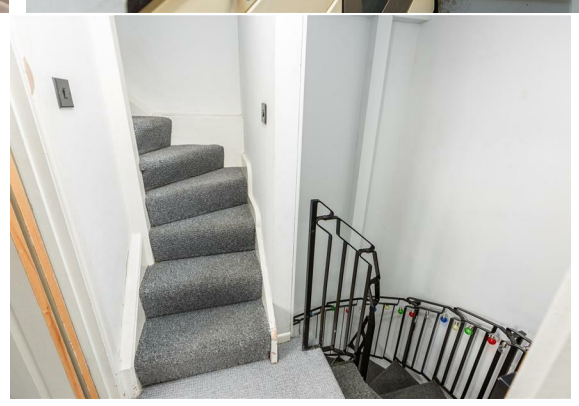
Landing











Bedroom Two
13'9 x 7'11 (4.19m x 2.41m)

Bathroom
7'4 x 6'2 (2.24m x 1.88m)

Second Floor



Bedroom One
15'3 x 10'6 (4.65m x 3.20m)

External

Parking
Adjacent parking for 2 cars.

Council Tax Band
A

EPC
C

Tenure
Freehold

Services
Mains electricity, gas, water and sewerage.
There is broadband at the property.
The vendor has advised that there are no known issues with mobile coverage.
You are advised to refer to the Ofcom checker for information regarding mobile signal and broadband coverage.





