Clee Tompkinson Francis

Chartered Surveyors, Valuers, Estate Agents & Auctioneers

14 Offices Across South Wales

Ffordd Ger Y Llyn
Tircoed Forest Village
Penllergaer
Swansea
City And County of Swansea

£229,995











- Detached family home
- Three bedrooms
- Master with ensuite
- Lounge/dining room
- Enclosed rear garden
- Garage & driveway
- No onward chain

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Ref: PRM12475

Viewing Instructions: Strictly By Appointment Only

General Description

A well-presented three-bedroom detached home in the popular Tircoed Fforest Village, offered with no onward chain. Featuring a lounge/diner, fitted kitchen, cloakroom, en-suite to the principal bedroom, family bathroom, enclosed rear garden, garage and driveway. Excellent access to the M4, Morriston Hospital, schools and amenities.

Accommodation

Ground Floor

Entrance Hall

uPVC frosted double glazed door to front, wood flooring, stairs to first floor and radiator.

W.C.

uPVC frosted double glazed window to front, low level WC, pedestal wash hand basin, part tiled walls and radiator.

Kitchen (10' 11'' x 7' 4'') or (3.32m x 2.24m)

Range of base and wall units with tiled splash backs, sink unit, integrated washer dryer, 4-ring gas hob, electric oven, space for fridge freezer, vinyl tile flooring, wall mounted gas combi central heating boiler, uPVC double glazed window to front and radiator.

Lounge (16' 8'' Max x 13' 10'' Max) or (5.08m Max x 4.22m Max)

Double glazed sliding patio doors to rear, uPVC double glazed window to rear, laminate flooring, under stairs storage cupboard, feature fire place with electric fire and radiator.

First Floor

Landing: loft access.

Bedroom 1 (18' 5'' Max x 11' 9'' Max) or (5.61m Max x 3.58m Max)

uPVC double glazed window to front, fitted wardrobes and radiator.

En-Suite Shower Room

uPVC frosted double glazed window to front, shower cubicle, low level WC, pedestal wash hand basin, part tiled walls, radiator.

Bedroom 2 (10' 8'' x 8' 0'') or (3.25m x 2.44m)

uPVC double glazed window to rear, fitted wardrobe and radiator.

Bedroom 3 (8' 10'' x 5' 7'') or (2.70m x 1.70m)

uPVC double glazed window to rear and radiator.

Bathroom

uPVC frosted double glazed window to side, panelled bath, pedestal wash hand basin, low level WC, part tiled walls and radiator.

EXTERNALLY

To front: paved frontage, further separate garden area, driveway leading to attached garage with up and over electric garage door and composite double glazed door to rear.

To rear: enclosed rear garden with paved patio area, laid mainly to lawn.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:69

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D













Ground Floor



First Floor



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